

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Central Sammamish / 69
Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 1496
 Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$119,800	\$320,100	\$439,900	\$465,700	94.5%	8.77%
2005 Value	\$130,100	\$333,300	\$463,400	\$465,700	99.5%	7.37%
Change	+\$10,300	+\$13,200	+\$23,500		+5.0%	-1.40%
% Change	+8.6%	+4.1%	+5.3%		+5.3%	-15.96%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.40% and -15.96% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$128,400	\$298,100	\$426,500
2005 Value	\$139,500	\$319,700	\$459,200
Percent Change	+8.6%	+7.2%	+7.7%

Number of one to three unit residences in the Population: 7052

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 2000 with a grade less than an 11 and Major does not equal 719780; and homes with a grade greater than 10 and Major does not equal 864420 or 062980 had higher average ratios (assessed value/sales price), so the formula adjusts these properties upward less in comparison to the population. In addition, homes with AGLA less than 2001 square feet and Year Built/Renovated less than 2001 had lower average ratios (assessed value/sales price) these homes received an additional upward adjustment in comparison to the population. The plat known as Red Hawk (Major 719780) had higher average ratios (assessed value/sales price) it receive an overall downward adjustment.

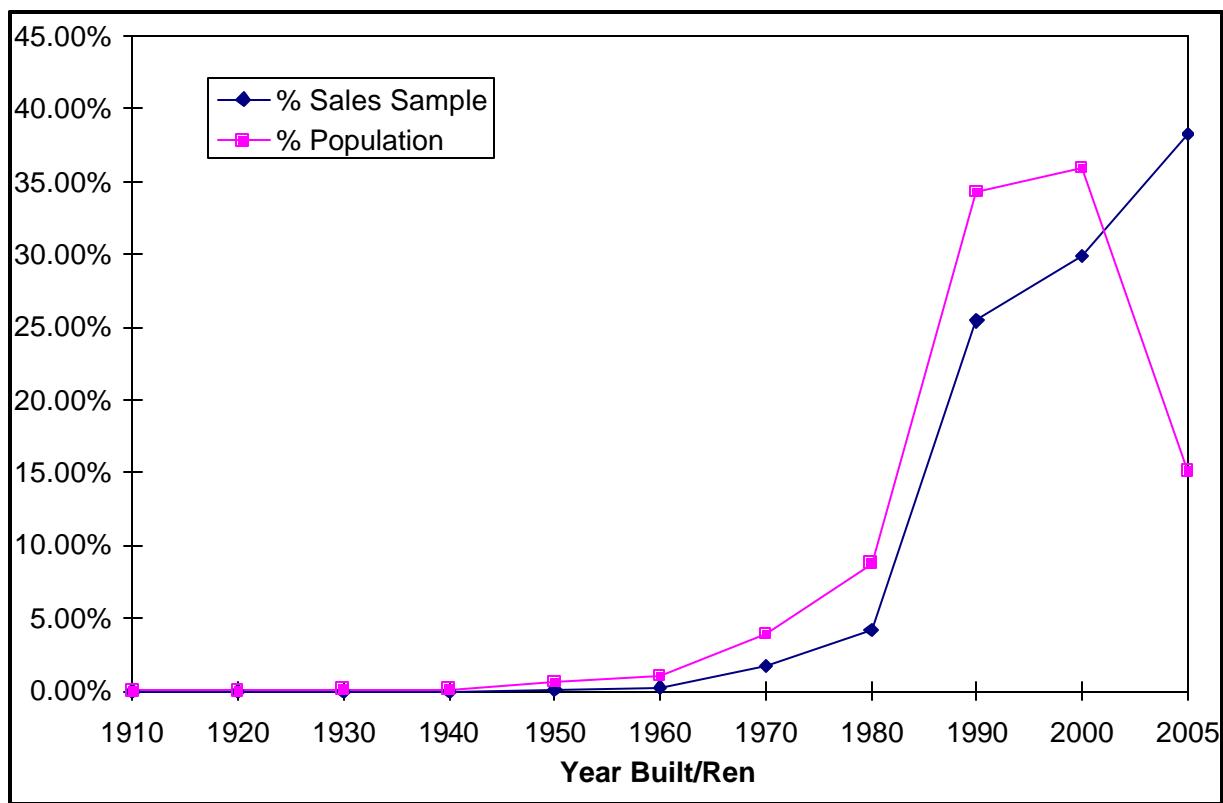
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.13%
1960	4	0.27%
1970	26	1.74%
1980	63	4.21%
1990	381	25.47%
2000	447	29.88%
2005	573	38.30%
	1496	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	2	0.03%
1930	7	0.10%
1940	9	0.13%
1950	42	0.60%
1960	74	1.05%
1970	277	3.93%
1980	620	8.79%
1990	2418	34.29%
2000	2536	35.96%
2005	1066	15.12%
	7052	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

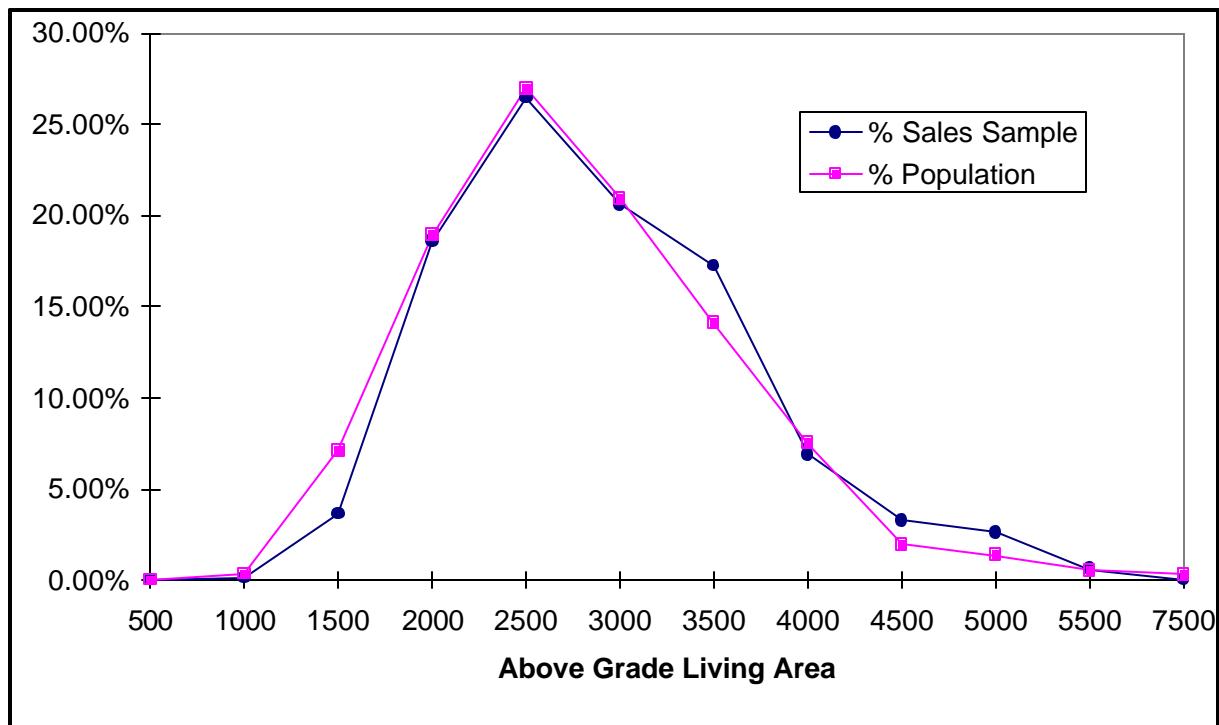
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.13%
1500	54	3.61%
2000	278	18.58%
2500	396	26.47%
3000	308	20.59%
3500	258	17.25%
4000	103	6.89%
4500	49	3.28%
5000	39	2.61%
5500	9	0.60%
7500	0	0.00%
	1496	

Population

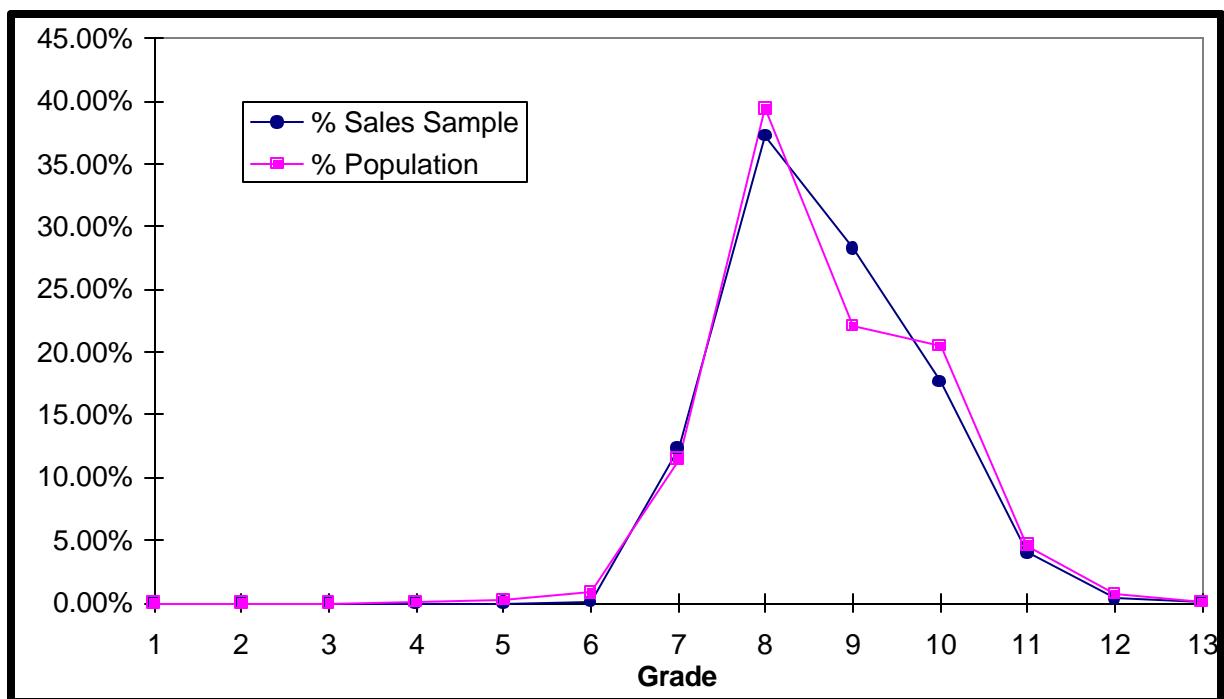
AGLA	Frequency	% Population
500	2	0.03%
1000	25	0.35%
1500	501	7.10%
2000	1335	18.93%
2500	1900	26.94%
3000	1475	20.92%
3500	994	14.10%
4000	529	7.50%
4500	136	1.93%
5000	96	1.36%
5500	37	0.52%
>7500	22	0.31%
	7052	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

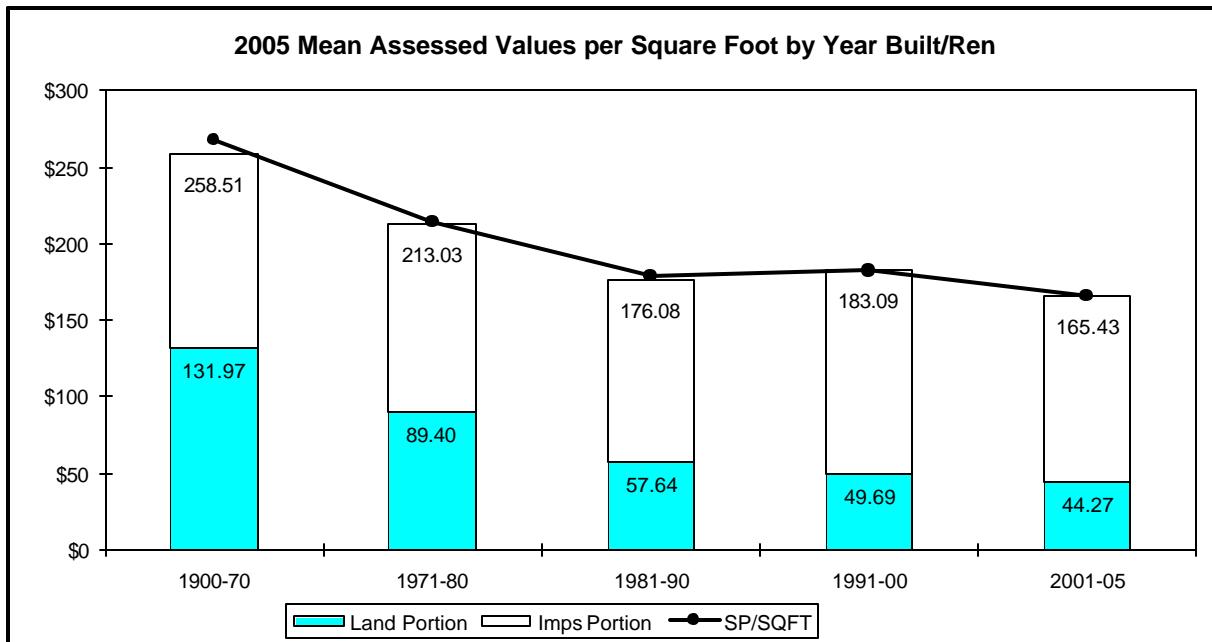
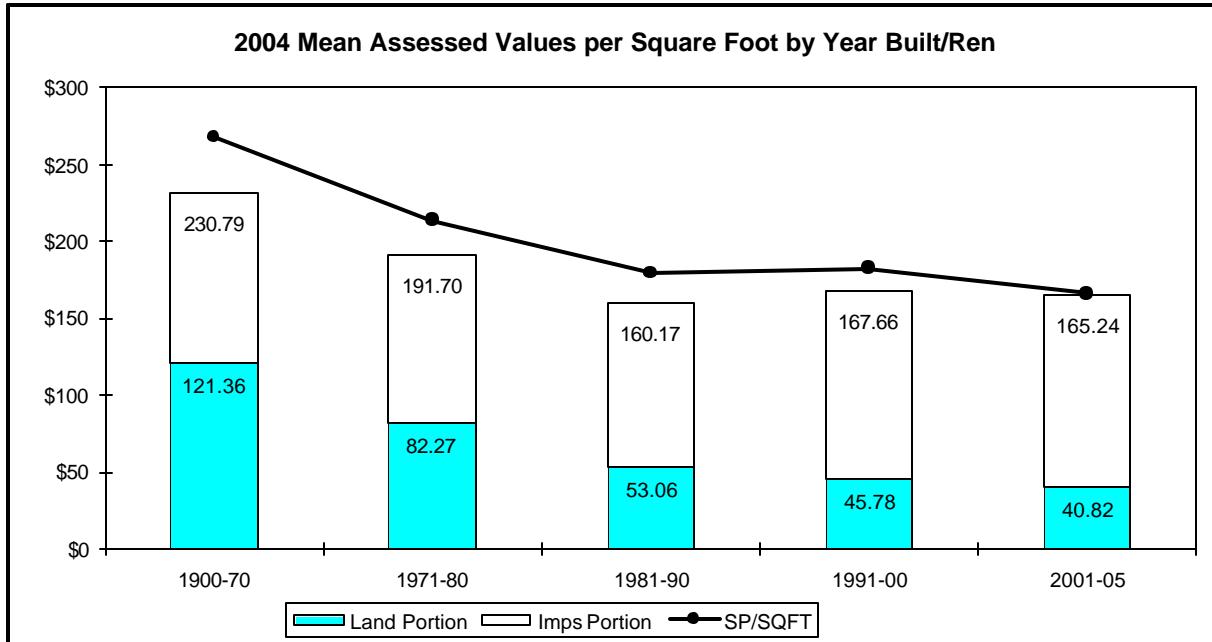
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.07%
5	0	0.00%	5	17	0.24%
6	2	0.13%	6	57	0.81%
7	184	12.30%	7	809	11.47%
8	557	37.23%	8	2780	39.42%
9	423	28.28%	9	1557	22.08%
10	264	17.65%	10	1447	20.52%
11	60	4.01%	11	326	4.62%
12	5	0.33%	12	50	0.71%
13	1	0.07%	13	4	0.06%
1496			7052		



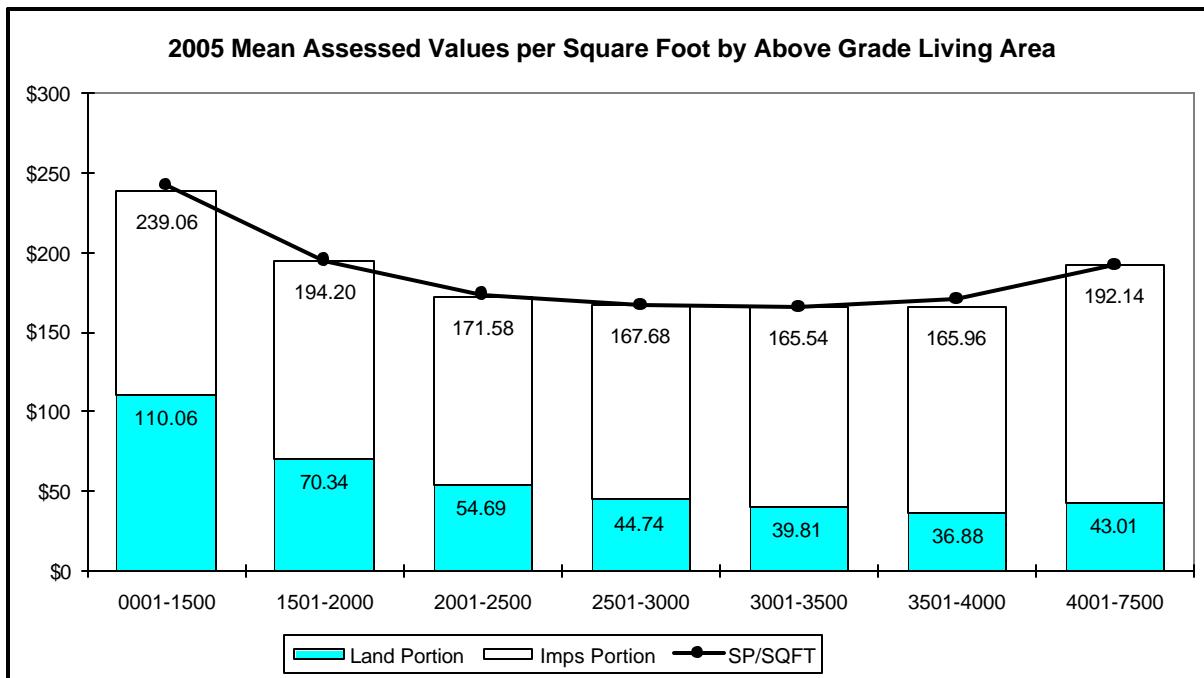
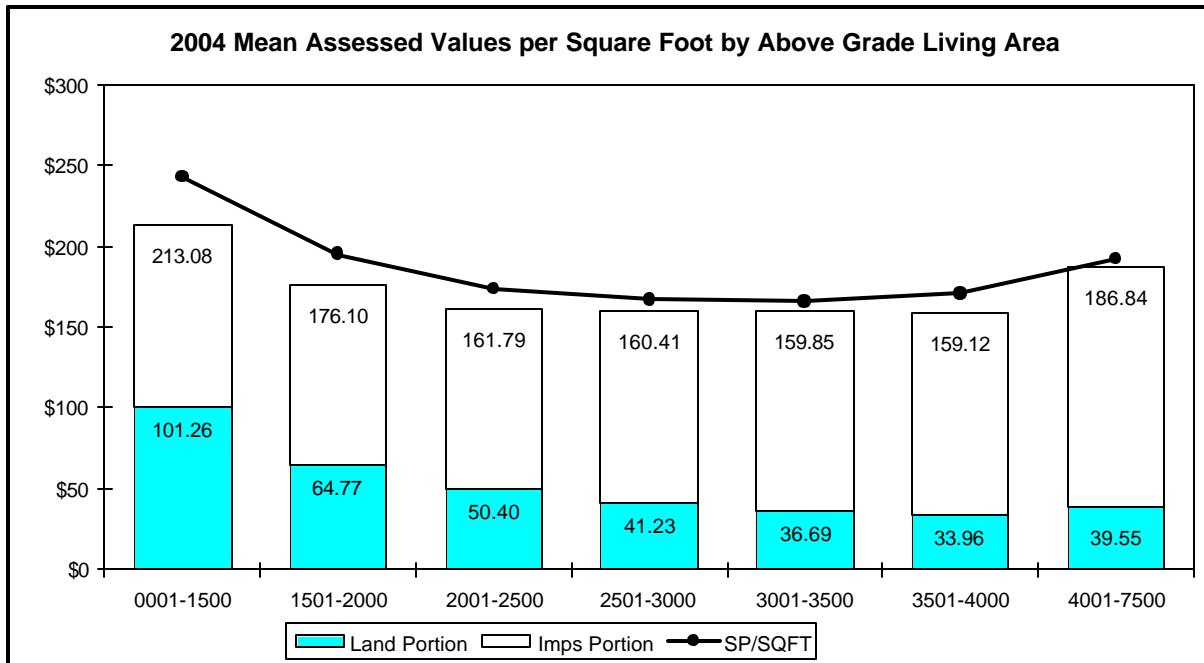
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



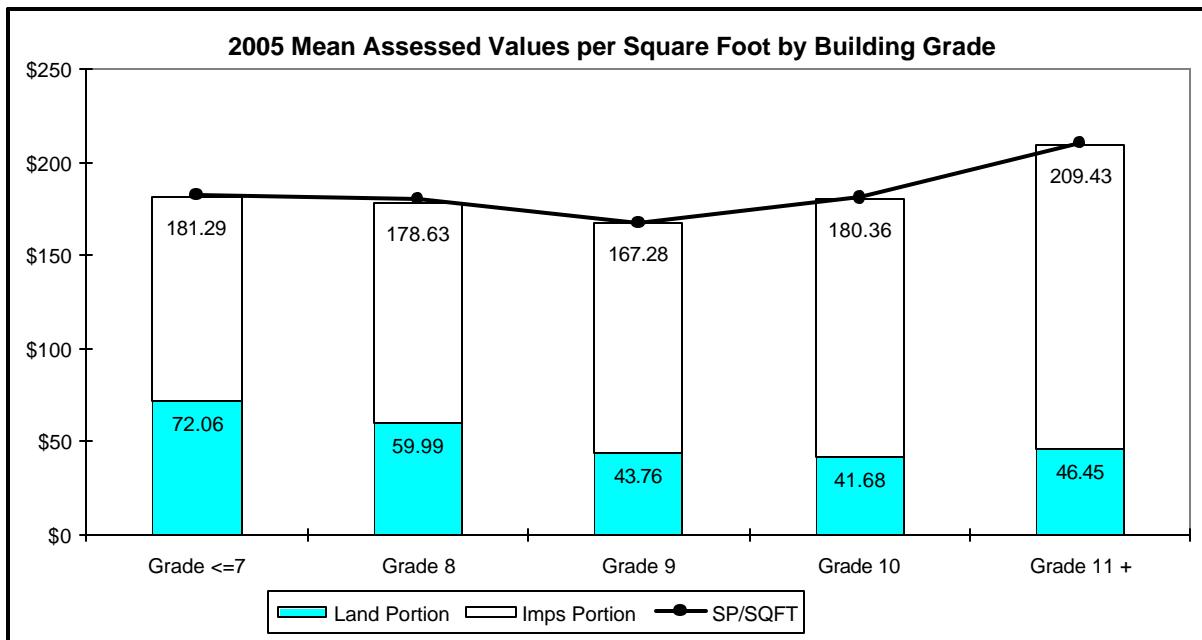
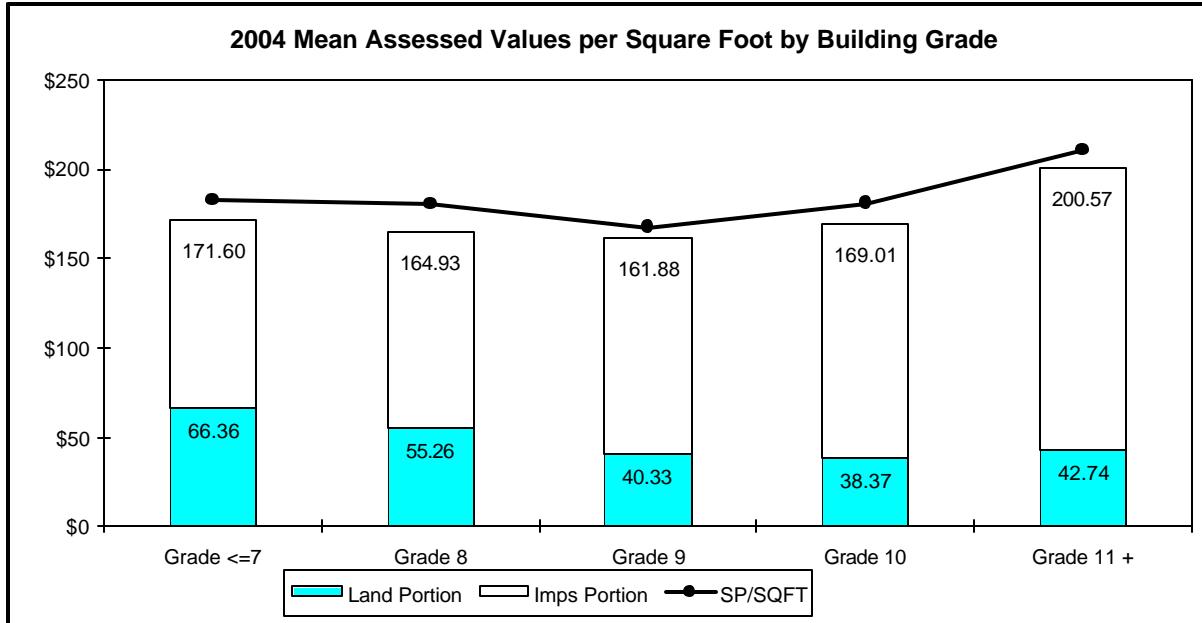
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 10 useable land sales available in the area and supplemented by the value increase in sales of improved parcels, and long with the area Appraiser II, an overall market adjustment was derived. This resulted in an overall **8.6%** increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.09, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1496** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 2000 with a grade less than an 11 and Major does not equal 719780; and homes with a grade greater than 10 and Major does not equal 864420 or 062980 had higher average ratios (assessed value/sales price), so the formula adjusts these properties upward less in comparison to the population. In addition, homes with AGLA less than 2001 square feet and Year Built/Renovated less than 2001 had lower average ratios (assessed value/sales price) these homes received an additional upward adjustment in comparison to the population. The plat known as Red Hawk (Major 719780) had higher average ratios (assessed value/sales price) it receive an overall downward adjustment.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9169546 + (.1217835 \text{ If Major} = 719780) + (.08018221 \text{ If Year Built/Renovated} > 2000 \text{ and Grade} < 11 \text{ and Major} \neq 719780) + (.05626865 \text{ If Grade} > 10 \text{ and Major} \neq 864420 \text{ and Major} \neq 062980) - (.02732737 \text{ If AGLA} < 2001 \text{ and Year Built/Renovated} < 2001)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the model is applied to the principle building (2005 Total Value – 2005 Land Value = 2005 Improved Value)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, New Total Value = (2005 Land Value + Previous Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.09, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 69 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.06%

New Year Built/Ren Greater than 2000 Grade less than 11 and not in Major 719780	Yes
% Adjustment	-8.77%
Grade Greater than 10 and not in Major 864420 or 062980	Yes
% Adjustment	-6.31%
Agla less than 2001sqft and Yr Blt/Ren less than 2001	Yes
% Adjustment	3.35%
Red Hawk Major 719780	Yes
% Adjustment	-12.79%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes built or renovated after 2000 with a grade less than 11 and Major does not equal 719780 would *approximately* receive a 0.29% upward adjustment (9.06% - 8.77%). 1029 or 14.5% of the population would receive this adjustment.

Homes with a grade greater than 10 and Major does not equal 864420 or 062980 would receive a 2.75% upward adjustment (9.06% - 6.31%). 291 or 4.1% of the population would receive this adjustment.

Homes with above ground living area less than 2001 square feet and year built or renovated is less than 2001 would receive a 12.41% downward adjustment (9.06% + 3.35%). 1778 or 25% of the population would receive this adjustment.

Red Hawk Major 719780 would receive a -3.73% downward adjustment (9.06% - 12.79%). 48 or .06% of the population would receive this adjustment.

This model corrects for these strata differences.

54% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. No parcels received a multi-variable adjustment.

Area 69 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
719780	Red Hawk	23	48	47.9%	NW-3-24-6	5	8	2001 thru 2003	SE 13th Wy and 228th Ave SE

Area 69 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=7	186	0.959	0.998	4.1%	0.989	1.007
8	557	0.919	0.990	7.8%	0.984	0.996
9	423	0.968	0.998	3.1%	0.990	1.005
10	264	0.937	0.995	6.1%	0.985	1.005
11+	66	0.956	0.999	4.5%	0.979	1.020
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1971	32	0.859	0.962	11.9%	0.933	0.990
1971-1980	63	0.898	0.995	10.7%	0.974	1.015
1981-1990	381	0.898	0.984	9.6%	0.976	0.991
1991-2000	447	0.922	1.003	8.8%	0.996	1.010
>2000	573	0.994	0.996	0.2%	0.990	1.002
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	13	0.898	0.986	9.9%	0.937	1.036
Average	609	0.928	0.981	5.7%	0.975	0.987
Good	117	0.903	0.984	9.0%	0.970	0.999
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	123	0.887	0.984	10.9%	0.970	0.999
1.5	7	0.904	0.993	9.9%	0.894	1.093
2	1363	0.950	0.996	4.9%	0.992	1.000
2.5	2	0.881	0.960	9.0%	0.496	1.424
3	1	0.787	0.856	8.8%	NA	NA

Area 69 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1501	56	0.879	0.986	12.2%	0.967	1.005
1501-2000	278	0.904	0.996	10.2%	0.988	1.005
2001-2500	396	0.932	0.988	6.0%	0.982	0.995
2501-3000	308	0.961	1.004	4.5%	0.997	1.012
3001-4000	361	0.955	0.991	3.8%	0.983	1.000
>4000	97	0.974	1.002	2.9%	0.986	1.018
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1450	0.944	0.995	5.4%	0.991	0.999
Y	46	0.948	0.992	4.7%	0.969	1.016
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1475	0.946	0.995	5.3%	0.992	0.999
Y	21	0.896	0.978	9.1%	0.940	1.016
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	704	0.948	0.995	4.9%	0.989	1.000
6	792	0.941	0.995	5.8%	0.990	1.001
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<5001	282	0.966	1.007	4.3%	1.000	1.015
05001-08000	617	0.959	0.999	4.2%	0.993	1.005
08001-12000	299	0.928	0.992	6.9%	0.983	1.001
12001-16000	117	0.938	0.990	5.5%	0.977	1.004
16001-20000	54	0.943	0.978	3.7%	0.954	1.001
20001-30000	53	0.907	0.976	7.6%	0.953	0.999
30001-43559	37	0.894	0.982	9.9%	0.952	1.013
1AC+	37	0.919	0.997	8.5%	0.968	1.027

Area 69 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 99.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

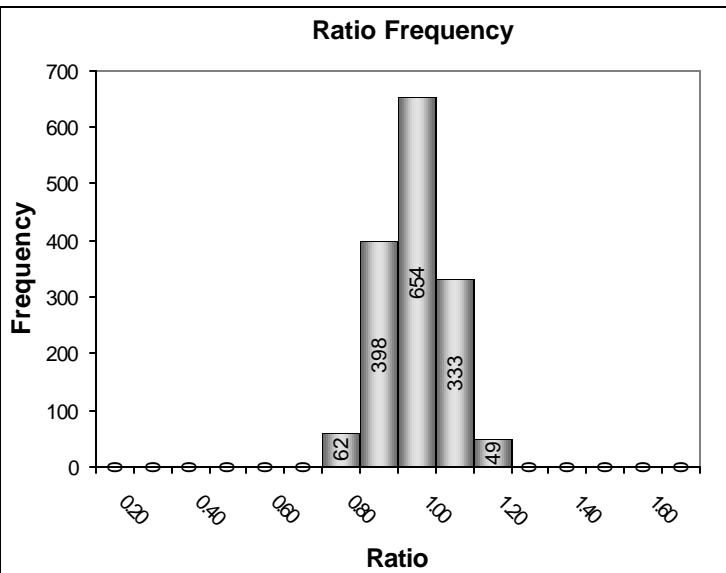
It is difficult to draw valid conclusions when the sales count is low.

Red Hawk Major 719780	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1473	0.944	0.995	5.5%	0.991	0.999
Y	23	1.038	0.998	-3.9%	0.985	1.010
Grade Greater than 10 and not in Major 864420 or 062980	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1445	0.943	0.995	5.5%	0.991	0.999
Y	51	0.973	0.999	2.7%	0.976	1.022
New Year Built/Ren Greater than 2000 Grade less than 11 and not in Major 719780	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	958	0.915	0.996	8.8%	0.991	1.001
Y	538	0.992	0.994	0.2%	0.988	1.000
Agla less than 2001sqft and Yr Blt/Ren less than 2001	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1205	0.955	0.995	4.3%	0.991	1.000
Y	291	0.885	0.993	12.2%	0.985	1.001

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE / TEAM - II	Lien Date: 01/01/2004	Date of Report: 3/31/2005	Sales Dates: 1/2003 - 12/2004
Area Central Sammamish	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 1496 Mean Assessed Value 439,900 Mean Sales Price 465,700 Standard Deviation AV 166,434 Standard Deviation SP 172,734			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.944 Median Ratio 0.944 Weighted Mean Ratio 0.945			
UNIFORMITY			
Lowest ratio 0.752 Highest ratio: 1.161 Coefficient of Dispersion 7.13% Standard Deviation 0.083 Coefficient of Variation 8.77%			
PRICE RELATED DIFFERENTIAL (PRD) 1.000			
RELIABILITY			
95% Confidence: Median Lower limit 0.938 Upper limit 0.950			
95% Confidence: Mean Lower limit 0.940 Upper limit 0.948			
SAMPLE SIZE EVALUATION			
N (population size) 7052 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.083 Recommended minimum: 11 Actual sample size: 1496			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 754 # ratios above mean: 742 Z: 0.310			
Conclusion: Normal*			
*i.e. no evidence of non-normality			



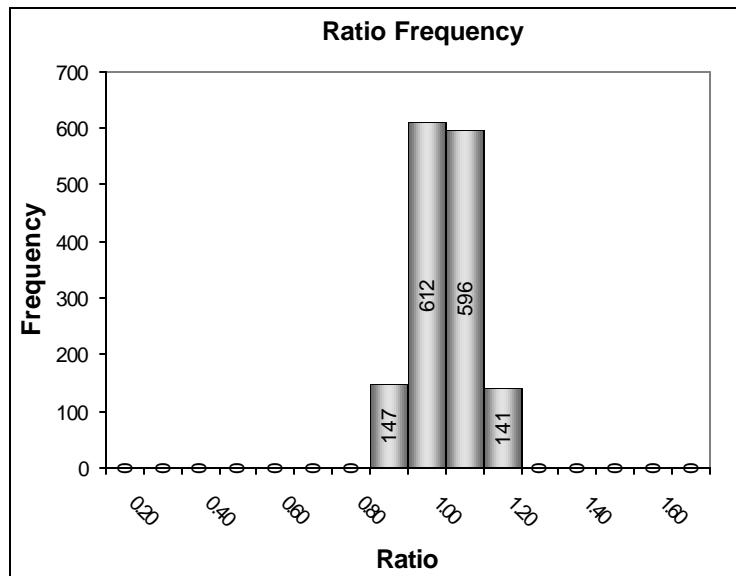
COMMENTS:

1 to 3 Unit Residences throughout area 69

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE / TEAM - II	Lien Date: 01/01/2005	Date of Report: 3/31/2005	Sales Dates: 1/2003 - 12/2004
Area Central Sammamish	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1496		
Mean Assessed Value	463,400		
Mean Sales Price	465,700		
Standard Deviation AV	169,608		
Standard Deviation SP	172,734		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.999		
Weighted Mean Ratio	0.995		
UNIFORMITY			
Lowest ratio	0.819		
Highest ratio:	1.182		
Coefficient of Dispersion	5.90%		
Standard Deviation	0.074		
Coefficient of Variation	7.37%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.995		
Upper limit	1.002		
95% Confidence: Mean			
Lower limit	0.995		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	7052		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	1496		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	746		
# ratios above mean:	750		
Z:	0.103		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 69

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
005	092406	9051	3/5/04	\$490,000	1380	0	6	1942	3	32310	Y	Y	2426 215TH AV SE	
005	032406	9014	7/16/04	\$391,250	1580	0	6	1977	5	207345	N	N	23210 SE 24TH ST	
005	012406	9041	9/9/04	\$490,000	950	560	7	1973	4	31363	Y	Y	1615 E BEAVER LAKE DR SE	
005	856490	0035	9/27/04	\$515,000	970	970	7	1957	3	13368	Y	Y	22113 SE 21ST PL	
005	679110	0450	10/17/03	\$289,000	1080	580	7	1970	3	15015	N	N	21638 SE 32ND PL	
005	102406	9080	1/15/03	\$362,500	1140	1120	7	1966	3	41015	N	N	2843 238TH AV SE	
005	102406	9081	7/24/03	\$292,500	1170	290	7	1978	3	37856	N	N	23702 SE 32ND WY	
005	032406	9032	9/23/03	\$310,000	1200	760	7	1959	4	44431	N	N	22844 SE 21ST ST	
005	012406	9050	6/24/04	\$309,950	1220	0	7	1979	4	27878	N	N	1626 E BEAVER LAKE DR SE	
005	092406	9147	1/27/03	\$304,000	1250	520	7	1966	4	14853	N	N	2800 216TH AV SE	
005	102406	9047	3/16/04	\$259,694	1270	0	7	1970	3	14645	N	N	24220 SE 30TH ST	
005	102406	9055	4/20/04	\$335,000	1270	0	7	1968	3	59241	N	N	2525 242ND AV SE	
005	102406	9159	1/27/03	\$345,000	1300	480	7	1977	3	37801	N	N	2607 244TH AV SE	
005	812350	0110	12/16/04	\$360,000	1300	980	7	1981	3	15340	N	N	1439 227TH AV SE	
005	809980	0200	5/6/04	\$350,000	1320	720	7	1968	3	18000	N	N	24720 SE 31ST PL	
005	809980	0780	2/22/04	\$300,000	1320	650	7	1976	3	12240	N	N	24700 SE 28TH PL	
005	812350	0130	5/13/04	\$308,900	1360	970	7	1967	3	16650	N	N	1446 227TH AV SE	
005	042406	9088	7/25/03	\$265,000	1380	0	7	1968	5	15426	N	N	22729 SE 16TH ST	
005	217750	0336	10/10/03	\$450,000	1440	580	7	1973	4	20020	Y	Y	2053 E BEAVER LAKE DR SE	
005	809990	0020	7/9/03	\$269,950	1440	0	7	1974	3	10200	N	N	3019 252ND PL SE	
005	809990	0290	9/30/03	\$274,252	1440	0	7	1972	3	9975	N	N	3032 254TH AV SE	
005	102406	9125	1/20/04	\$385,000	1450	1300	7	1968	4	35452	N	N	24224 SE 30TH ST	
005	102406	9132	6/9/03	\$295,000	1450	0	7	1972	3	16652	N	N	24127 SE 30TH ST	
005	809990	0190	11/19/03	\$289,950	1460	0	7	1979	4	10240	N	N	3034 255TH AV SE	
005	042406	9085	8/28/03	\$270,000	1480	0	7	1968	3	25700	N	N	22715 SE 20TH ST	
005	092406	9167	7/19/03	\$277,000	1500	0	7	1960	3	13441	N	N	21718 SE 28TH ST	
005	809980	0740	6/23/03	\$273,500	1530	0	7	1968	3	29885	N	N	2806 247TH AV SE	
005	022406	9029	10/25/04	\$760,000	1540	0	7	1959	4	50094	Y	Y	1720 W BEAVER LAKE DR SE	
005	679110	0080	2/5/04	\$299,000	1540	0	7	1975	3	11680	N	N	3317 216TH PL SE	
005	102406	9188	2/4/04	\$344,000	1550	640	7	1990	3	15002	N	N	23838 SE 30TH ST	

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	809980	0100	9/26/03	\$276,000	1550	0	7	1970	3	24200	N	N	24517 SE 30TH ST
005	102406	9037	1/15/03	\$250,000	1600	0	7	1967	3	16530	N	N	3015 243RD AV SE
005	809980	0180	8/4/03	\$275,000	1630	0	7	1977	3	13650	N	N	24717 SE 31ST PL
005	679100	0830	8/21/03	\$318,900	1640	620	7	1977	3	12075	N	N	22023 SE 33RD ST
005	042406	9081	5/29/03	\$650,000	1650	1090	7	1984	3	16552	Y	Y	22627 SE 21ST PL
005	809990	0460	8/18/04	\$318,000	1690	0	7	1979	5	18008	N	N	3013 253RD PL SE
005	102406	9105	11/19/03	\$250,000	1740	0	7	1967	3	13191	N	N	2837 241ST AV SE
005	679090	0080	6/26/03	\$251,000	1780	0	7	1972	3	14874	N	N	1614 216TH AV SE
005	422126	0040	3/12/04	\$337,766	1790	0	7	2004	3	4383	N	N	24202 SE 21ST ST
005	684330	0140	2/10/04	\$317,000	1790	0	7	1979	3	36689	N	N	1808 245TH AV SE
005	422126	0130	11/6/03	\$334,853	1830	0	7	2003	3	4393	N	N	24022 SE 21ST ST
005	092406	9052	4/7/04	\$726,000	1860	1240	7	1969	3	22518	Y	Y	2430 215TH AV SE
005	679100	0380	12/30/03	\$284,000	1860	0	7	1977	3	10200	N	N	22048 SE 33RD ST
005	612700	0050	12/3/03	\$315,860	1900	0	7	2003	3	5586	N	N	2030 250TH PL SE
005	612700	1070	6/11/04	\$326,060	1900	0	7	2004	3	4750	N	N	1914 249TH PL SE
005	612700	0160	11/12/03	\$300,000	1900	0	7	2003	3	5591	N	N	1911 249TH PL SE
005	612700	1060	3/22/04	\$313,332	1900	0	7	2004	3	4463	N	N	1922 249TH PL SE
005	679110	0470	7/28/03	\$329,950	1920	0	7	1988	3	14413	N	N	21618 SE 32ND PL
005	809980	0460	7/29/04	\$333,000	1950	0	7	1975	3	1650	N	N	25009 SE 31ST PL
005	612700	0110	9/16/03	\$336,805	1970	0	7	2003	3	5592	N	N	1922 250TH PL SE
005	612700	0130	9/23/03	\$323,154	1970	0	7	2003	3	5510	N	N	1912 250TH PL SE
005	612700	0150	10/27/03	\$333,665	1970	0	7	2003	3	5448	N	N	1905 249TH PL SE
005	612700	0940	4/13/04	\$333,290	1970	0	7	2004	3	3960	N	N	2112 249TH PL SE
005	612700	1040	4/13/04	\$339,170	1970	0	7	2004	3	3963	N	N	1932 249TH PL SE
005	809980	0680	4/21/03	\$388,000	1970	660	7	1968	4	27090	N	N	24900 SE 30TH ST
005	809980	0680	11/13/03	\$394,000	1970	660	7	1968	4	27090	N	N	24900 SE 30TH ST
005	612700	0980	4/14/04	\$325,110	1970	0	7	2004	3	3985	N	N	2032 249TH PL SE
005	612700	1200	9/17/03	\$306,850	1970	0	7	2003	3	4570	N	N	2117 250TH PL SE
005	422126	0010	10/7/03	\$355,141	1990	0	7	2003	3	5255	N	N	24222 SE 21ST ST
005	422126	0060	4/1/04	\$370,762	1990	0	7	2004	3	4306	N	N	24132 SE 21ST ST
005	422126	0100	4/21/04	\$362,251	1990	0	7	2004	3	4500	N	N	24110 SE 21ST ST

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	422127	0050	6/14/04	\$375,746	1990	0	7	2004	3	4398	N	N	2019 242ND AV SE
005	422127	0100	8/11/04	\$364,101	1990	0	7	2004	3	3984	N	N	24134 SE 20TH ST
005	422127	0290	8/18/04	\$377,035	1990	0	7	2004	3	4936	N	N	24111 SE 20TH ST
005	422127	0320	6/21/04	\$362,770	1990	0	7	2004	3	4815	N	N	24129 SE 20TH ST
005	809980	0510	3/17/04	\$347,000	2000	0	7	1969	3	27000	N	N	3102 251ST AV SE
005	679090	0150	3/1/04	\$349,950	2040	0	7	1972	3	14985	N	N	1625 216TH AV SE
005	812350	0070	4/23/04	\$420,000	2090	1230	7	1967	3	17364	N	N	22617 SE 16TH PL
005	422126	0030	4/14/04	\$357,929	2110	0	7	2004	3	4258	N	N	24206 SE 21ST ST
005	422127	0330	6/15/04	\$362,706	2110	0	7	2004	3	5189	N	N	24133 SE 20TH ST
005	217750	0045	3/10/04	\$660,000	2140	0	7	1976	3	27001	Y	Y	2425 E BEAVER LAKE DR SE
005	422126	0140	11/19/03	\$354,360	2150	0	7	2003	3	4266	N	N	24014 SE 21ST ST
005	422126	0170	2/10/04	\$354,266	2150	0	7	2004	3	4117	N	N	2101 240TH AV SE
005	612700	0080	1/16/04	\$370,856	2170	0	7	2003	3	5284	N	N	2016 250TH PL SE
005	612701	1050	5/14/04	\$365,915	2170	0	7	2004	3	5494	N	N	1907 250TH PL SE
005	679100	0430	5/13/03	\$359,950	2210	0	7	1977	4	12625	N	N	3220 220TH AV SE
005	809980	0940	5/3/04	\$399,950	2240	0	7	1972	4	19800	N	N	24500 SE 30TH ST
005	422126	0020	3/11/04	\$357,709	2250	0	7	2004	3	4359	N	N	24210 SE 21ST ST
005	422126	0050	3/2/04	\$342,767	2250	0	7	2004	3	4337	N	N	24138 SE 21ST ST
005	422126	0090	2/18/04	\$357,682	2250	0	7	2004	3	4532	N	N	24116 SE 21ST ST
005	422126	0150	1/26/04	\$365,891	2250	0	7	2004	3	4193	N	N	2105 240TH AV SE
005	422127	0310	7/16/04	\$386,629	2250	0	7	2004	3	4954	N	N	24123 SE 20TH ST
005	612700	0060	1/23/04	\$349,642	2260	0	7	2003	3	5658	N	N	2026 250TH PL SE
005	612700	0090	2/11/04	\$345,041	2260	0	7	2003	3	5493	N	N	2010 250TH PL SE
005	612700	0170	12/12/03	\$336,129	2260	0	7	2003	3	5591	N	N	1915 249TH PL SE
005	612700	0180	12/2/03	\$371,972	2260	0	7	2003	3	5584	N	N	1919 249TH PL SE
005	612700	0200	3/1/04	\$349,885	2260	0	7	2003	3	6211	N	N	1927 249TH PL SE
005	612700	0210	3/1/04	\$374,332	2260	0	7	2003	3	6168	N	N	1931 249TH PL SE
005	612700	1030	4/7/04	\$355,535	2260	0	7	2004	3	4366	N	N	2002 249TH PL SE
005	612700	1160	9/17/03	\$354,350	2260	0	7	2003	3	5124	N	N	2033 250TH PL SE
005	612700	0120	10/9/03	\$342,760	2290	0	7	2003	3	5482	N	N	1918 250TH PL SE
005	612700	0140	8/18/03	\$359,835	2290	0	7	2003	3	6776	N	N	1901 249TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	612700	0500	12/19/03	\$369,955	2290	0	7	2003	3	6585	N	N	2035 248TH PL SE
005	612700	0550	3/12/04	\$368,240	2290	0	7	2003	3	6599	N	N	2133 248TH PL SE
005	612700	1210	9/17/03	\$347,700	2290	0	7	2003	3	5079	N	N	2123 250TH PL SE
005	612701	0020	6/23/04	\$365,735	2300	0	7	2004	3	6406	N	N	1906 250TH PL SE
005	612701	0160	5/24/04	\$392,268	2300	0	7	2004	3	4977	N	N	1912 251ST PL SE
005	612701	0170	4/22/04	\$401,290	2300	0	7	2004	3	4918	N	N	1908 251ST PL SE
005	612701	0180	7/15/04	\$392,660	2300	0	7	2004	3	4783	N	N	1904 251ST PL SE
005	422126	0080	3/26/04	\$386,282	2320	0	7	2004	3	4474	N	N	24122 SE 21ST ST
005	422127	0040	5/28/04	\$390,942	2320	0	7	2004	3	4970	N	N	2015 242ND AV SE
005	422127	0070	7/13/04	\$370,432	2320	0	7	2004	3	3982	N	N	24204 SE 20TH ST
005	422127	0340	5/18/04	\$403,337	2320	0	7	2004	3	4721	N	N	24139 SE 20TH ST
005	422127	0350	6/18/04	\$394,409	2320	0	7	2004	3	5284	N	N	24203 SE 20TH ST
005	422126	0120	10/28/03	\$381,407	2340	0	7	2003	3	4430	N	N	24032 SE 21ST ST
005	422127	0020	5/7/04	\$411,204	2340	0	7	2004	3	5580	N	N	2012 242ND AV SE
005	422127	0080	8/4/04	\$380,968	2340	0	7	2004	3	3800	N	N	24202 SE 20TH ST
005	612700	0020	4/2/04	\$379,950	2480	0	7	2004	3	5450	N	N	2108 250TH PL SE
005	612700	0070	9/17/03	\$373,235	2480	0	7	2003	3	5586	N	N	2020 250TH PL SE
005	612700	0100	9/8/03	\$381,864	2480	0	7	2003	3	5495	N	N	2004 250TH PL SE
005	612700	0380	11/1/03	\$376,368	2480	0	7	2003	3	6240	N	N	2103 249TH PL SE
005	612700	0540	3/17/04	\$371,240	2480	0	7	2003	3	5618	N	N	2127 248TH PL SE
005	612700	0190	3/11/04	\$360,875	2580	0	7	2003	3	5478	N	N	1925 249TH PL SE
005	612701	0050	4/28/04	\$393,005	2580	0	7	2004	3	7097	N	N	2011 251ST PL SE
005	422126	0070	2/24/04	\$370,817	2590	0	7	2004	3	4356	N	N	24128 SE 21ST ST
005	422126	0110	10/8/03	\$369,461	2590	0	7	2003	3	4521	N	N	24102 SE 21ST ST
005	422126	0160	2/17/04	\$406,590	2590	0	7	2004	3	4156	N	N	2103 240TH AV SE
005	422127	0010	4/26/04	\$407,561	2590	0	7	2004	3	4225	N	N	2018 242ND AV SE
005	422127	0030	5/6/04	\$396,379	2590	0	7	2004	3	5776	N	N	2011 242ND AV SE
005	422127	0060	7/6/04	\$389,470	2590	0	7	2004	3	4761	N	N	24208 SE 20TH ST
005	422127	0360	5/24/04	\$402,723	2590	0	7	2004	3	4878	N	N	24207 SE 20TH ST
005	612700	1190	9/17/03	\$378,100	2590	0	7	2003	3	5718	N	N	2109 250TH PL SE
005	612700	0390	4/21/04	\$381,640	2610	0	7	2003	3	6240	N	N	2111 249TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	612700	0410	11/1/03	\$363,492	2610	0	7	2003	3	6590	N	N	24902 SE 21ST PL
005	612700	0330	11/17/03	\$370,000	2680	0	7	2003	3	6299	N	N	24827 SE 20TH CT
005	612700	0470	11/18/03	\$426,314	2680	0	7	2003	3	7121	N	N	2020 248TH PL SE
005	679120	0130	7/27/04	\$417,000	2680	0	7	1970	4	9620	N	N	21502 SE 23RD ST
005	612700	0370	2/6/04	\$367,705	2690	0	7	2003	3	6120	N	N	2031 249TH PL SE
005	612700	0400	11/11/03	\$378,055	2690	0	7	2003	3	6921	N	N	2119 249TH PL SE
005	612700	0490	2/19/04	\$404,305	2690	0	7	2003	3	6953	N	N	2031 248TH PL SE
005	612700	0520	3/12/04	\$396,275	2690	0	7	2004	3	6287	N	N	2115 248TH PL SE
005	612700	0880	3/19/04	\$380,515	2690	0	7	2003	3	7601	N	N	2202 250TH PL SE
005	612700	1180	9/17/03	\$384,750	2740	0	7	2003	3	6291	N	N	2105 250TH PL SE
005	612701	0070	7/1/04	\$413,335	2740	0	7	2004	3	7207	N	N	2019 251ST PL SE
005	612700	1150	9/17/03	\$380,000	2820	0	7	2003	3	4653	N	N	2029 250TH PL SE
005	612700	0040	2/26/04	\$388,145	2890	0	7	2003	3	5450	N	N	2036 250TH PL SE
005	612700	0240	7/16/03	\$436,901	2980	0	7	2003	3	6000	N	N	24902 SE 20TH CT
005	612700	0300	10/9/03	\$414,835	2980	0	7	2003	3	8067	N	N	24801 SE 20TH CT
005	612700	0350	9/24/03	\$424,741	2980	0	7	2003	3	6638	N	N	24909 SE 20TH CT
005	612700	0360	11/12/03	\$425,645	2980	0	7	2003	3	7421	N	N	24919 SE 20TH CT
005	612700	0430	3/15/04	\$430,255	2980	0	7	2003	3	6552	N	N	2112 248TH PL SE
005	612700	0420	11/19/03	\$429,522	2990	0	7	2003	3	6338	N	N	2120 248TH PL SE
005	612700	0560	11/7/03	\$435,905	2990	0	7	2003	3	9194	N	N	2139 248TH PL SE
005	612700	0030	4/13/04	\$439,890	3210	0	7	2004	3	5450	N	N	2106 250TH PL SE
005	612700	1170	9/17/03	\$401,850	3220	0	7	2003	3	6020	N	N	2037 250TH PL SE
005	612700	0230	10/27/03	\$435,962	3330	0	7	2003	3	6000	N	N	24910 SE 20TH CT
005	612700	0280	5/6/04	\$443,805	3330	0	7	2004	3	5860	N	N	24808 SE 20TH CT
005	612700	0460	12/16/03	\$429,435	3330	0	7	2004	3	8434	N	N	2026 248TH PL SE
005	612700	0340	8/12/03	\$434,621	3340	0	7	2003	3	6420	N	N	24901 SE 20TH CT
005	612701	0030	6/11/04	\$474,375	3340	0	7	2004	3	6151	N	N	1904 250TH PL SE
005	612701	0060	5/4/04	\$458,325	3660	0	7	2004	3	5142	N	N	2015 251ST PL SE
005	612700	0270	8/20/03	\$466,218	3910	0	7	2003	3	6376	N	N	24816 SE 20TH CT
005	612700	0310	12/2/03	\$487,895	3910	0	7	2003	3	5921	N	N	24809 SE 20TH CT
005	612700	0320	4/16/03	\$453,748	3980	0	7	2003	3	7380	N	N	24821 SE 20TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	612700	0440	11/12/03	\$466,335	3980	0	7	2003	3	7386	N	N	2102 248TH PL SE
005	612700	0250	11/29/04	\$501,000	4070	0	7	2003	3	5985	N	N	24828 SE 20TH CT
005	612700	0290	8/1/03	\$473,906	4070	0	7	2003	3	7557	N	N	24802 SE 20TH CT
005	612700	0250	5/28/03	\$457,059	4070	0	7	2003	3	5985	N	N	24828 SE 20TH CT
005	612700	0260	5/29/03	\$475,500	4140	0	7	2003	3	5968	N	N	24822 SE 20TH CT
005	612700	0450	12/29/03	\$500,390	4140	0	7	2003	3	9694	N	N	2032 248TH PL SE
005	612700	0480	1/12/04	\$506,970	4140	0	7	2003	3	7642	N	N	2025 248TH PL SE
005	612700	0510	3/16/04	\$495,325	4140	0	7	2003	3	6270	N	N	2109 248TH PL SE
005	612700	0220	8/7/03	\$457,351	4140	0	7	2003	3	6741	N	N	24920 SE 20TH CT
005	679170	0030	9/24/04	\$374,000	1240	670	8	1971	3	24488	N	N	21325 SE 24TH ST
005	255990	0100	10/6/03	\$318,000	1280	760	8	1980	3	17336	N	N	3130 220TH PL SE
005	721572	1440	2/20/03	\$270,000	1330	0	8	1999	3	4924	N	N	913 243RD PL SE
005	721572	1510	12/6/04	\$343,000	1330	0	8	1999	3	4490	N	N	24235 SE 9TH ST
005	679100	0720	4/7/04	\$345,000	1410	520	8	1977	3	9800	N	N	21719 SE 32ND PL
005	290990	0030	4/7/04	\$389,900	1440	550	8	1979	4	41951	N	N	24301 SE 28TH ST
005	062960	0120	6/25/04	\$379,000	1450	800	8	1978	3	34313	N	N	25324 SE 29TH PL
005	357000	0150	4/20/04	\$385,000	1450	1300	8	1976	3	18460	N	N	21409 SE 19TH ST
005	022406	9120	8/5/03	\$329,950	1460	500	8	1970	3	41382	N	N	1725 W BEAVER LAKE DR SE
005	679100	0070	4/21/04	\$351,000	1500	860	8	1977	3	12800	N	N	3403 219TH PL SE
005	217750	0156	8/9/04	\$660,000	1520	570	8	1941	3	20580	Y	Y	2211 E BEAVER LAKE DR SE
005	896199	0020	4/21/04	\$355,000	1530	0	8	1999	3	5530	N	N	421 243RD PL SE
005	896199	0030	6/22/03	\$330,500	1530	0	8	1999	3	5794	N	N	427 243RD PL SE
005	896199	0070	6/7/04	\$359,950	1530	0	8	1999	3	5677	N	N	451 243RD PL SE
005	896199	0130	7/30/04	\$360,000	1530	0	8	1999	3	6489	N	N	485 243RD PL SE
005	896199	0220	9/3/03	\$334,000	1530	0	8	1999	3	6198	N	N	24357 SE 4TH CT
005	896199	0250	7/17/03	\$314,000	1530	0	8	1999	3	6749	N	N	24356 SE 4TH CT
005	032406	9061	3/23/03	\$400,000	1550	1190	8	1979	3	43560	N	N	2115 244TH AV SE
005	679101	0290	10/9/03	\$300,000	1550	0	8	1984	3	15000	N	N	2909 218TH AV SE
005	721572	0540	11/12/04	\$360,000	1560	0	8	1999	3	5293	N	N	24041 SE 11TH PL
005	721572	1670	8/25/04	\$343,000	1560	0	8	1999	3	5475	N	N	1116 243RD PL SE
005	721572	1960	10/8/03	\$314,900	1560	0	8	1999	3	5382	N	N	24253 SE 11TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	112406	9058	8/19/03	\$410,000	1570	500	8	1978	3	70131	N	N	25811 SE 30TH ST
005	721572	1880	12/27/04	\$369,000	1570	0	8	1999	3	6108	N	N	24263 SE 12TH CT
005	012406	9042	8/18/03	\$845,000	1580	980	8	1998	3	20037	Y	Y	1707 E BEAVER LAKE DR SE
005	679120	0150	12/9/04	\$408,990	1580	810	8	1977	3	14100	N	N	21509 SE 23RD ST
005	062960	0160	2/18/04	\$395,000	1590	1070	8	1977	3	35847	N	N	2804 255TH AV SE
005	042406	9156	8/25/04	\$320,000	1630	0	8	1981	3	18750	N	N	2015 220TH AV SE
005	684331	0030	8/20/03	\$369,900	1640	520	8	1977	3	35505	N	N	2225 245TH AV SE
005	684331	0030	10/6/04	\$418,500	1640	520	8	1977	3	35505	N	N	2225 245TH AV SE
005	721572	1130	4/23/03	\$295,500	1640	0	8	1999	3	4465	N	N	24265 SE 10TH PL
005	721572	1130	4/15/04	\$325,000	1640	0	8	1999	3	4465	N	N	24265 SE 10TH PL
005	042406	9150	2/11/04	\$388,000	1650	810	8	1969	3	45738	N	N	1610 212TH AV SE
005	721572	1060	4/6/04	\$320,600	1650	0	8	1999	3	4500	N	N	930 243RD PL SE
005	721572	1110	11/22/04	\$347,000	1650	0	8	1999	3	4499	N	N	24303 SE 10TH PL
005	721572	1180	6/14/04	\$321,000	1650	0	8	1999	3	4533	N	N	24225 SE 10TH PL
005	721572	1210	5/6/03	\$292,500	1650	0	8	1999	3	5735	N	N	24201 SE 10TH PL
005	721572	1300	12/7/04	\$346,000	1650	0	8	2000	3	5569	N	N	924 242ND CT SE
005	721572	1330	3/13/03	\$296,000	1650	0	8	2000	3	4218	N	N	940 242ND CT SE
005	721572	1420	12/16/04	\$324,000	1650	0	8	1999	3	3983	N	N	921 243RD PL SE
005	721572	1490	11/23/04	\$349,950	1650	0	8	1999	3	4395	N	N	24251 SE 9TH ST
005	721573	0820	6/23/03	\$299,950	1650	0	8	2001	3	9075	N	N	1434 242ND PL SE
005	679100	0690	10/13/04	\$320,000	1680	0	8	1977	3	14000	N	N	3223 218TH AV SE
005	679510	0440	9/16/04	\$651,500	1690	520	8	1982	3	14563	Y	Y	2732 222ND AV SE
005	809980	0930	12/29/04	\$400,000	1690	0	8	1972	4	20900	N	N	2855 245TH PL SE
005	679101	0140	3/11/04	\$300,000	1710	0	8	1985	3	13730	N	N	3048 218TH AV SE
005	092406	9218	9/1/04	\$437,500	1720	800	8	1978	3	13135	N	N	21810 SE 28TH ST
005	679101	0010	2/4/03	\$330,000	1760	0	8	1985	3	15328	N	N	21808 SE 29TH CT
005	679101	0010	8/2/04	\$363,400	1760	0	8	1985	3	15328	N	N	21808 SE 29TH CT
005	217750	0340	9/8/04	\$820,000	1770	1060	8	1992	4	12685	Y	Y	2051 E BEAVER LAKE DR SE
005	012406	9021	12/17/03	\$869,500	1800	690	8	1968	3	68389	Y	Y	1310 W BEAVER LAKE DR SE
005	540650	0230	1/22/04	\$335,000	1800	0	8	2001	3	5284	N	N	22528 SE 12TH PL
005	721572	1030	4/10/03	\$311,000	1800	0	8	1999	3	4500	N	N	912 243RD PL SE

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Area 69
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	721572	1070	1/3/03	\$305,000	1800	0	8	1999	3	4500	N	N	936 243RD PL SE
005	721572	1260	6/20/03	\$314,000	1800	0	8	2000	3	5312	N	N	935 242ND CT SE
005	721572	1480	7/14/04	\$367,400	1800	0	8	1999	3	4538	N	N	24259 SE 9TH ST
005	721573	0730	8/15/03	\$320,000	1800	0	8	2001	3	4338	N	N	1419 242ND PL SE
005	721573	0840	1/27/03	\$314,000	1800	0	8	2001	3	5933	N	N	1430 242ND PL SE
005	721573	0880	9/11/03	\$308,460	1800	0	8	2001	3	6576	N	N	24207 SE 14TH CT
005	721573	0950	9/4/03	\$317,500	1800	0	8	2001	3	5553	N	N	24204 SE 14TH CT
005	042406	9176	11/6/03	\$380,000	1810	500	8	1978	3	50882	N	N	21310 SE 20TH ST
005	422125	0110	6/26/03	\$335,990	1830	0	8	2003	3	4511	N	N	2219 240TH AV SE
005	422125	0240	10/2/03	\$321,606	1830	0	8	2003	3	4250	N	N	24113 SE 22ND ST
005	422125	0300	8/7/03	\$323,830	1830	0	8	2003	3	4538	N	N	24022 SE 22ND ST
005	719780	0140	5/9/03	\$295,312	1840	0	8	2003	3	2940	N	N	23022 SE 13TH WY
005	719780	0290	4/1/03	\$299,000	1840	0	8	2003	3	2940	N	N	23019 SE 13TH PL
005	102406	9073	10/20/03	\$464,500	1880	400	8	1978	3	36655	N	N	23833 SE 28TH ST
005	721572	0490	3/2/04	\$360,000	1910	0	8	1999	3	5366	N	N	24003 SE 11TH PL
005	721572	1620	4/21/03	\$349,000	1910	0	8	1999	3	5630	N	N	24252 SE 11TH PL
005	721572	1740	7/2/04	\$365,000	1910	0	8	2000	3	5336	N	N	1212 243RD PL SE
005	721572	1930	11/8/04	\$380,000	1910	0	8	1999	3	5335	N	N	1139 243RD PL SE
005	721573	0200	3/16/04	\$371,180	1910	0	8	2001	3	5191	N	N	24045 SE 12TH PL
005	719780	0260	2/18/03	\$294,583	1920	0	8	2002	3	3000	N	N	23001 SE 13TH PL
005	719780	0330	1/8/03	\$297,950	1920	0	8	2002	3	2947	N	N	23010 SE 13TH PL
005	278210	0120	6/5/03	\$320,000	1960	0	8	1999	3	4012	N	N	1339 226TH CT SE
005	022406	9063	12/23/03	\$500,000	1980	0	8	1987	3	108900	N	N	2109 248TH AV SE
005	022406	9097	3/8/04	\$350,000	1980	0	8	1988	3	15000	N	N	2203 W BEAVER LAKE DR SE
005	422125	0020	5/27/04	\$379,990	1990	0	8	2002	3	4041	N	N	24112 SE 23RD ST
005	422125	0230	9/4/03	\$357,229	1990	0	8	2003	3	4525	N	N	24109 SE 22ND ST
005	422125	0090	3/7/03	\$341,165	1990	0	8	2003	3	5149	N	N	24004 SE 23RD ST
005	422125	0250	12/4/03	\$349,845	1990	0	8	2003	3	4731	N	N	24117 SE 22ND ST
005	022406	9162	8/13/03	\$540,000	2000	0	8	1987	3	229996	N	N	1321 254TH PL SE
005	092406	9190	5/25/04	\$349,950	2000	0	8	1979	3	11880	N	N	21505 SE 24TH ST
005	422125	0330	5/9/03	\$372,562	2000	0	8	2003	3	4527	N	N	24010 SE 22ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	422125	0350	2/12/03	\$367,760	2000	0	8	2003	3	5446	N	N	24002 SE 22ND ST
005	679100	0020	3/24/04	\$368,000	2000	0	8	1979	3	23700	N	N	21726 SE 35TH ST
005	422125	0190	10/28/03	\$351,327	2000	0	8	2003	3	4390	N	N	24011 SE 22ND ST
005	022406	9101	11/13/03	\$1,180,000	2020	2020	8	2003	3	19166	Y	Y	2302 W BEAVER LAKE DR SE
005	357000	0060	8/12/04	\$460,000	2020	530	8	1977	4	32040	N	N	21401 SE 16TH PL
005	357000	0120	12/13/04	\$395,000	2020	0	8	1976	4	28500	N	N	21420 SE 19TH ST
005	054910	0115	10/28/04	\$510,000	2030	770	8	1965	3	8800	Y	Y	22529 SE 20TH ST
005	679070	0260	10/27/04	\$399,900	2040	0	8	1985	3	9819	N	N	2813 213TH AV SE
005	719780	0100	6/6/03	\$334,442	2070	0	8	2003	3	2966	N	N	23011 SE 13TH WY
005	719780	0150	4/23/03	\$300,200	2070	0	8	2003	3	2940	N	N	23014 SE 13TH WY
005	896199	0200	8/6/03	\$330,000	2070	0	8	1999	3	3964	N	N	450 243RD PL SE
005	896199	0240	12/15/04	\$370,000	2070	0	8	1999	3	6329	N	N	24360 SE 4TH CT
005	679510	0265	4/22/04	\$845,000	2080	890	8	1990	3	33668	Y	Y	2955 224TH PL SE
005	719780	0170	3/14/03	\$302,950	2080	0	8	2002	3	3000	N	N	23004 SE 13TH WY
005	755960	0190	11/6/03	\$330,545	2080	0	8	2004	3	5305	N	N	23114 SE 14TH ST
005	896199	0040	9/23/03	\$365,000	2080	0	8	1999	3	4172	N	N	433 243RD PL SE
005	896199	0160	12/18/03	\$320,000	2080	0	8	1999	3	4556	N	N	468 243RD PL SE
005	540650	0770	5/5/03	\$334,000	2090	0	8	1999	3	5313	N	N	26645 SE 12TH PL
005	679070	0320	8/12/04	\$403,000	2100	0	8	1987	3	13866	N	N	3134 213TH PL SE
005	422125	0050	7/22/03	\$360,035	2130	0	8	2003	3	4528	N	N	24020 SE 23RD ST
005	422125	0060	8/8/03	\$393,707	2130	0	8	2003	3	4492	N	N	24016 SE 23RD ST
005	422125	0080	5/1/03	\$377,421	2130	0	8	2003	3	4166	N	N	24008 SE 23RD ST
005	422125	0120	2/12/03	\$369,905	2130	0	8	2003	3	4602	N	N	2215 240TH AV SE
005	422125	0120	4/7/04	\$388,950	2130	0	8	2003	3	4602	N	N	2215 240TH AV SE
005	422125	0180	8/13/03	\$370,025	2130	0	8	2003	3	4253	N	N	24007 SE 22ND ST
005	422125	0200	5/2/03	\$348,990	2130	0	8	2003	3	4364	N	N	24015 SE 22ND ST
005	422125	0270	5/28/03	\$379,600	2130	0	8	2003	3	4451	N	N	24114 SE 22ND ST
005	422125	0280	6/19/03	\$380,333	2130	0	8	2003	3	4535	N	N	24110 SE 22ND ST
005	422125	0320	3/13/03	\$369,994	2130	0	8	2003	3	4534	N	N	24014 SE 22ND ST
005	422125	0340	1/22/03	\$383,603	2130	0	8	2003	3	4757	N	N	24006 SE 22ND ST
005	422125	0410	5/15/03	\$374,656	2130	0	8	2003	3	4892	N	N	24015 SE 21ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	679020	0250	7/16/03	\$334,950	2130	0	8	1988	3	12381	N	N	2807 217TH AV SE
005	719780	0270	2/13/03	\$306,950	2130	0	8	2002	3	3000	N	N	23007 SE 13TH PL
005	422125	0140	3/21/03	\$331,470	2130	0	8	2003	3	4002	N	N	2207 240TH AV SE
005	422125	0100	4/8/03	\$368,132	2150	0	8	2003	3	4604	N	N	2221 240TH AV SE
005	422125	0130	2/12/03	\$378,404	2150	0	8	2003	3	4306	N	N	2211 240TH AV SE
005	422125	0160	6/12/03	\$349,215	2150	0	8	2003	3	4159	N	N	24001 SE 22ND ST
005	422125	0260	2/12/03	\$381,528	2150	0	8	2003	3	4278	N	N	24118 SE 22ND ST
005	422125	0360	8/13/03	\$380,073	2150	0	8	2003	3	4156	N	N	2111 240TH AV SE
005	679070	0280	4/1/03	\$399,000	2150	0	8	1986	3	9000	N	N	21229 SE 28TH ST
005	719780	0070	6/18/03	\$324,950	2150	0	8	2003	3	3127	N	N	1331 230TH AV SE
005	719780	0080	7/15/03	\$319,950	2150	0	8	2003	3	3127	N	N	1332 230TH AV SE
005	719780	0120	6/20/03	\$328,314	2150	0	8	2003	3	3096	N	N	23021 SE 13TH WY
005	719780	0310	6/16/03	\$343,000	2170	0	8	2003	3	3000	N	N	23020 SE 13TH PL
005	719780	0350	3/10/03	\$327,590	2170	0	8	2003	3	3000	N	N	23002 SE 13TH PL
005	721572	0550	9/16/03	\$365,000	2170	0	8	1999	3	5592	N	N	24106 SE 11TH PL
005	721572	0910	5/29/03	\$355,000	2170	0	8	1999	3	8423	N	N	24040 SE 9TH CT
005	721572	1560	9/16/03	\$370,000	2170	0	8	1999	3	7097	N	N	24204 SE 11TH PL
005	721572	1700	5/13/03	\$366,900	2170	0	8	1999	3	5499	N	N	1134 243RD PL SE
005	721572	1750	10/9/03	\$365,000	2170	0	8	2000	3	5900	N	N	1218 243RD PL SE
005	721572	1780	11/17/04	\$420,500	2170	0	8	2000	3	7897	N	N	1234 243RD PL SE
005	721572	1800	5/29/03	\$350,000	2170	0	8	2000	3	6251	N	N	1229 243RD PL SE
005	721572	1850	6/3/03	\$372,000	2170	0	8	1999	3	5622	N	N	24277 SE 12TH CT
005	721573	0150	9/18/03	\$358,000	2170	0	8	2000	3	5500	N	N	24027 SE 12TH PL
005	721573	0280	7/14/04	\$380,000	2170	0	8	2000	3	6100	N	N	24014 SE 12TH PL
005	719780	0110	5/8/03	\$319,950	2180	0	8	2003	3	2966	N	N	23017 SE 13TH WY
005	357000	0200	6/17/04	\$364,000	2200	0	8	1976	3	13000	N	N	21425 SE 19TH ST
005	719780	0190	3/10/03	\$319,950	2200	0	8	2002	3	3000	N	N	22926 SE 13TH WY
005	719780	0200	5/20/03	\$309,950	2200	0	8	2002	3	3000	N	N	22920 SE 13TH WY
005	719780	0250	5/6/03	\$313,950	2200	0	8	2001	3	3000	N	N	22931 SE 13TH PL
005	719780	0280	5/1/03	\$316,000	2200	0	8	2002	3	2940	N	N	23013 SE 13TH PL
005	540650	0150	5/18/04	\$376,000	2230	0	8	2000	3	4200	N	N	22604 SE 12TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	540650	0300	10/27/03	\$350,001	2230	0	8	2000	3	4734	Y	N	1307 225TH PL SE
005	540650	0390	2/23/04	\$373,000	2230	0	8	1999	3	4313	N	N	1327 226TH CT SE
005	422125	0030	10/4/04	\$449,990	2230	0	8	2002	3	4532	N	N	24108 SE 23RD ST
005	719780	0050	3/3/03	\$309,950	2250	0	8	2002	3	2964	N	N	22915 SE 13TH WY
005	719780	0180	1/8/03	\$309,000	2250	0	8	2002	3	3000	N	N	22932 SE 13TH WY
005	719780	0160	4/7/03	\$318,000	2260	0	8	2003	3	3000	N	N	23008 SE 13TH WY
005	679070	0190	10/14/03	\$343,000	2290	0	8	1984	3	14952	N	N	21202 SE 29TH ST
005	679070	0220	8/3/04	\$435,000	2300	0	8	1984	4	12116	N	N	21224 SE 29TH ST
005	357000	0140	7/14/03	\$342,000	2310	0	8	1976	3	21120	N	N	21404 SE 19TH ST
005	957803	0080	8/30/04	\$449,000	2310	0	8	2004	3	5550	N	N	1019 244TH CT SE
005	957803	0130	7/26/04	\$439,000	2310	0	8	2004	3	5732	N	N	917 244TH CT SE
005	092406	9110	1/23/03	\$390,000	2320	0	8	1979	3	64469	N	N	2835 216TH AV SE
005	255990	0080	9/23/04	\$366,900	2320	0	8	1979	3	16023	N	N	3110 220TH PL SE
005	730020	0500	8/11/04	\$411,100	2320	0	8	1980	3	35295	N	N	3607 219TH PL SE
005	957803	0040	8/14/03	\$426,000	2330	0	8	2003	3	6310	N	N	1008 244TH CT SE
005	422125	0170	9/14/03	\$367,011	2340	0	8	2003	3	3900	N	N	24003 SE 22ND ST
005	422125	0220	10/1/03	\$364,432	2340	0	8	2003	3	4432	N	N	24023 SE 22ND ST
005	422125	0370	8/27/03	\$375,272	2340	0	8	2003	3	4142	N	N	2107 240TH AV SE
005	719780	0240	2/14/03	\$311,000	2340	0	8	2001	3	3000	N	N	22925 SE 13TH PL
005	719780	0320	4/6/03	\$307,950	2340	0	8	2003	3	2947	N	N	23016 SE 13TH PL
005	022406	9180	2/6/03	\$380,000	2370	0	8	1989	3	15000	N	N	1715 W BEAVER LAKE DR SE
005	769180	0180	1/8/03	\$409,000	2450	0	8	2002	3	4656	N	N	22509 SE 15TH PL
005	042406	9010	5/12/03	\$460,000	2470	0	8	1979	3	60956	N	N	21820 SE 20TH ST
005	612700	0850	8/10/04	\$476,780	2490	0	8	2004	3	6643	N	N	2220 250TH PL SE
005	684330	0110	6/18/04	\$429,000	2500	0	8	1977	3	36677	N	N	1902 245TH AV SE
005	730020	0090	5/7/03	\$395,000	2500	0	8	1984	3	31146	N	N	21227 SE 37TH ST
005	042406	9067	12/15/03	\$323,950	2510	0	8	1978	3	16046	N	N	22716 SE 22ND PL
005	540650	0310	3/12/03	\$365,000	2510	0	8	2001	3	5980	Y	N	1313 225TH PL SE
005	540650	0480	1/15/04	\$362,950	2510	0	8	1999	3	4410	N	N	22629 SE 13TH ST
005	540650	0740	5/21/04	\$380,000	2510	0	8	2001	3	4200	N	N	22617 SE 12TH PL
005	769180	0060	1/10/03	\$399,000	2520	0	8	2002	3	5004	N	N	22514 SE 15TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	679020	0230	2/6/03	\$394,950	2530	0	8	1988	3	9935	N	N	2819 217TH AV SE
005	102406	9180	7/24/03	\$455,000	2540	0	8	1986	4	61871	N	N	2721 241ST AV SE
005	730020	0420	9/12/03	\$419,000	2550	0	8	1980	4	32436	N	N	21907 SE 37TH ST
005	769180	0030	6/24/04	\$439,000	2550	0	8	2002	3	4702	N	N	1510 225TH PL SE
005	730020	0100	1/7/03	\$358,836	2550	0	8	1981	3	33561	N	N	21231 SE 37TH ST
005	769180	0190	1/21/03	\$396,000	2555	0	8	2002	3	4656	N	N	22505 SE 15TH PL
005	769180	0050	1/30/03	\$389,000	2570	0	8	2002	3	4675	N	N	22510 SE 15TH PL
005	612700	0860	8/26/04	\$472,500	2580	0	8	2004	3	6186	N	N	2114 250TH PL SE
005	422125	0070	11/24/03	\$383,000	2590	0	8	2003	3	4506	N	N	24012 SE 23RD ST
005	422125	0210	3/18/03	\$367,606	2590	0	8	2003	3	4374	N	N	24019 SE 22ND ST
005	422125	0150	1/28/03	\$361,991	2590	0	8	2003	3	4192	N	N	2203 240TH AV SE
005	957803	0060	2/5/04	\$439,950	2600	0	8	2003	3	5583	N	N	1016 244TH CT SE
005	612700	0760	6/21/04	\$461,000	2620	0	8	2004	3	6762	N	N	2258 250TH PL SE
005	042406	9087	8/28/03	\$400,000	2630	0	8	2001	3	15200	N	N	2121 219TH LN SE
005	042406	9024	4/14/04	\$450,000	2660	0	8	1977	3	50965	N	N	22606 SE 20TH ST
005	062950	0240	6/26/03	\$458,800	2670	0	8	2003	3	5013	N	N	2915 257TH PL SE
005	062950	0290	6/26/03	\$458,800	2670	0	8	2003	3	4752	N	N	2916 256TH CT SE
005	062950	0130	6/13/03	\$442,300	2680	0	8	2003	3	5343	N	N	2805 257TH PL SE
005	540650	0600	4/3/03	\$389,990	2730	0	8	2001	3	4200	N	N	22618 SE 13TH ST
005	278210	0090	5/12/04	\$413,900	2780	0	8	1999	3	4996	N	N	1345 226TH CT SE
005	540650	0260	7/8/03	\$394,000	2780	0	8	2001	3	4600	Y	N	1213 225TH PL SE
005	540650	0490	10/2/03	\$380,000	2780	0	8	1999	3	4837	N	N	22635 SE 13TH ST
005	540650	0710	6/18/03	\$359,852	2780	0	8	1999	3	4200	N	N	22575 SE 12TH PL
005	540650	0730	10/6/04	\$413,900	2780	0	8	2001	3	4200	N	N	22611 SE 12TH PL
005	684330	0060	1/5/04	\$385,000	2830	0	8	1977	2	39363	N	N	2116 245TH AV SE
005	957803	0050	8/15/03	\$479,950	2840	0	8	2003	3	7823	N	N	1020 244TH CT SE
005	957803	0120	6/2/04	\$475,000	2840	0	8	2003	3	5657	N	N	1003 244TH CT SE
005	612700	0610	5/18/04	\$465,000	2920	0	8	2004	3	7583	N	N	2207 250TH PL SE
005	612700	0630	7/23/04	\$475,500	2920	0	8	2004	3	6715	N	N	2229 250TH PL SE
005	612700	0710	5/17/04	\$471,500	2920	0	8	2004	3	7667	N	N	2319 248TH AV SE
005	670587	0020	3/15/04	\$449,880	2990	0	8	2003	3	6424	N	N	3605 212TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	670587	0070	4/5/04	\$465,880	2990	0	8	2004	3	6148	N	N	3635 212TH PL SE
005	670587	0130	9/9/04	\$485,500	2990	0	8	2004	3	6086	N	N	3602 212TH PL SE
005	612700	0640	5/10/04	\$487,353	3030	0	8	2004	3	6410	N	N	2237 250TH PL SE
005	612700	0720	4/12/04	\$479,500	3030	0	8	2004	3	8748	N	N	2329 248TH AV SE
005	062950	0230	4/16/03	\$445,800	3070	0	8	2003	3	5475	N	N	2909 257TH PL SE
005	062950	0260	5/15/03	\$453,800	3070	0	8	2003	3	5852	N	N	2923 257TH PL SE
005	062950	0390	5/16/03	\$456,800	3070	0	8	2003	3	5542	N	N	2921 256TH CT SE
005	062950	0390	12/1/04	\$485,000	3070	0	8	2003	3	5542	N	N	2921 256TH CT SE
005	612700	0620	7/15/04	\$478,800	3100	0	8	2004	3	6758	N	N	2219 250TH PL SE
005	670587	0010	10/9/03	\$435,000	3130	0	8	2003	3	8120	N	N	3601 212TH PL SE
005	670587	0040	3/23/04	\$470,000	3130	0	8	2004	3	7582	N	N	3617 212TH AV SE
005	092406	9297	12/9/03	\$509,880	3150	0	8	2003	3	9487	N	N	3625 212TH PL SE
005	670587	0100	7/20/04	\$487,000	3230	0	8	2004	3	5033	N	N	3614 212TH PL SE
005	670587	0110	6/28/04	\$485,000	3230	0	8	2004	3	5033	N	N	3610 212TH PL SE
005	957803	0010	4/23/03	\$469,800	3240	0	8	2003	3	6024	N	N	24252 SE 11TH PL
005	957803	0070	5/20/04	\$490,000	3240	0	8	2003	3	5811	N	N	1012 244TH CT SE
005	957803	0140	1/12/04	\$475,000	3240	0	8	2003	3	5775	N	N	913 244TH CT SE
005	102406	9199	9/24/03	\$460,000	3250	0	8	1992	3	13524	N	N	24109 SE 24TH ST
005	670587	0120	4/7/04	\$475,605	3290	0	8	2004	3	5029	N	N	3606 212TH PL SE
005	092406	9084	9/3/03	\$531,961	3320	0	8	2003	3	10358	N	N	3631 212TH PL SE
005	092406	9299	9/16/03	\$527,734	3320	0	8	2003	3	9260	N	N	3626 212TH PL SE
005	670587	0060	5/12/04	\$493,599	3370	0	8	2004	3	6574	N	N	3627 212TH PL SE
005	092406	9298	10/6/03	\$559,070	3550	0	8	2003	3	9070	N	N	3630 212TH PL SE
005	755960	0420	7/21/03	\$395,666	1830	0	9	2003	3	4855	N	N	1509 231ST AV SE
005	755960	0490	1/8/03	\$391,579	1830	0	9	2003	3	5924	N	N	1407 231ST AV SE
005	092406	9049	11/4/03	\$735,000	1960	0	9	1997	3	26100	Y	Y	2459 215TH AV SE
005	092406	9216	11/12/03	\$470,000	2030	880	9	1979	3	48351	N	N	3708 223RD AV SE
005	679095	0060	6/6/03	\$465,000	2070	0	9	1987	3	63443	N	N	23407 SE 17TH PL
005	755960	0040	11/20/03	\$330,461	2080	0	9	2004	3	3763	N	N	1315 230TH AV SE
005	755960	0070	11/20/03	\$353,918	2080	0	9	2004	3	4501	N	N	1316 230TH AV SE
005	755960	0100	9/22/03	\$306,198	2080	0	9	2003	3	4294	N	N	23026 SE 14TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	755960	0130	1/9/03	\$310,000	2080	0	9	2003	3	3854	N	N	1313 231ST AV SE
005	755960	0160	1/17/03	\$320,455	2080	0	9	2003	3	5046	N	N	1318 231ST AV SE
005	755960	0310	9/30/03	\$330,405	2080	0	9	2004	3	4790	N	N	1425 231ST AV SE
005	030501	0160	5/24/04	\$415,000	2180	0	9	1998	3	8334	N	N	22916 SE 27TH CT
005	721572	0400	3/12/04	\$399,000	2210	0	9	1999	3	7463	N	N	23977 SE 10TH ST
005	721572	0420	6/11/03	\$364,000	2210	0	9	1999	3	7722	N	N	1101 240TH WY SE
005	721572	0780	7/9/03	\$382,000	2210	0	9	1999	3	8082	N	N	24044 SE 10TH ST
005	755960	0340	8/18/03	\$368,514	2210	0	9	2003	3	4386	N	N	1418 231ST AV SE
005	030500	0410	7/25/03	\$410,000	2230	0	9	1997	3	5010	N	N	2616 231ST PL SE
005	679095	0020	10/6/04	\$600,000	2240	1120	9	1985	4	47442	N	N	23431 SE 17TH PL
005	184241	0040	8/25/04	\$392,000	2270	0	9	1977	3	28152	N	N	1630 217TH PL SE
005	755960	0370	9/2/03	\$367,854	2280	0	9	2003	3	4363	N	N	1413 232ND AV SE
005	062950	0080	6/25/03	\$390,000	2320	0	9	2001	3	5023	N	N	2812 257TH PL SE
005	062950	0310	2/5/03	\$413,000	2320	0	9	2002	3	5377	N	N	2908 256TH CT SE
005	062950	0330	3/24/03	\$395,000	2350	0	9	2002	3	4464	N	N	2902 256TH CT SE
005	030500	0640	7/23/03	\$434,000	2359	728	9	1996	3	5772	N	N	2538 AUDUBON PARK DR SE
005	062941	0010	6/14/04	\$491,000	2390	0	9	2003	3	7266	N	N	26001 SE 23RD PL
005	062941	0040	5/4/04	\$471,000	2390	0	9	2004	3	6004	N	N	26013 SE 23RD PL
005	062941	0070	5/25/04	\$499,000	2390	0	9	2004	3	5775	N	N	26025 SE 23RD PL
005	278210	0190	6/14/04	\$409,000	2390	0	9	2000	3	6318	N	N	1421 225TH PL SE
005	278210	0270	5/18/04	\$405,000	2390	0	9	2000	3	5794	N	N	22627 SE 14TH PL
005	755960	0030	10/8/03	\$359,154	2400	0	9	2003	3	3859	N	N	1311 230TH AV SE
005	755960	0410	9/25/03	\$348,886	2400	0	9	2003	3	4762	N	N	1405 232ND AV SE
005	062981	1050	12/18/03	\$440,000	2420	0	9	1997	3	6834	N	N	24835 NE 1ST PL
005	062981	1490	10/20/03	\$422,950	2420	0	9	1998	3	8159	N	N	24904 NE 1ST PL
005	062950	0160	10/14/04	\$482,000	2450	0	9	2001	3	7320	N	N	2811 257TH PL SE
005	062950	0190	8/19/04	\$460,000	2450	0	9	2002	3	5663	N	N	2901 257TH PL SE
005	062950	0320	1/27/03	\$424,800	2450	0	9	2002	3	5646	N	N	2904 256TH CT SE
005	062950	0380	2/12/03	\$424,800	2460	0	9	2002	3	5110	N	N	2917 256TH CT SE
005	184241	0050	7/9/04	\$413,000	2470	0	9	1976	3	15870	N	N	1614 217TH PL SE
005	278210	0020	4/8/04	\$412,000	2470	0	9	1999	3	5169	N	N	22624 SE 14TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	278210	0040	6/23/03	\$373,000	2470	0	9	1999	3	5146	N	N	22608 SE 14TH PL
005	755960	0120	1/27/03	\$328,927	2480	0	9	2003	3	3649	N	N	1309 231ST AV SE
005	755960	0480	2/12/03	\$327,488	2480	0	9	2003	3	4759	N	N	1411 231ST AV SE
005	755960	0520	3/26/03	\$340,350	2480	0	9	2003	3	5382	N	N	23021 SE 14TH ST
005	030500	0150	5/19/04	\$430,000	2489	0	9	1996	3	5250	N	N	22935 SE 25TH PL
005	030500	0460	2/14/03	\$400,000	2489	0	9	1996	3	5000	N	N	2631 231ST PL SE
005	030500	0650	9/2/03	\$455,000	2489	1148	9	1997	3	5824	N	N	2532 AUDUBON PARK DR SE
005	030500	0220	4/2/04	\$417,000	2490	0	9	1996	3	6448	N	N	2665 231ST AV SE
005	030501	0350	6/3/03	\$430,000	2510	0	9	1998	3	5819	N	N	2664 230TH AV SE
005	030500	0350	3/19/04	\$434,950	2520	0	9	1997	3	7003	N	N	2654 231ST PL SE
005	030500	0260	1/28/03	\$392,500	2540	0	9	1997	3	7844	N	N	23115 SE 26TH PL
005	755960	0060	9/30/03	\$382,000	2540	0	9	2003	3	4225	N	N	1312 230TH AV SE
005	755960	0380	2/23/03	\$341,722	2540	0	9	2003	3	4424	N	N	1410 231ST AV SE
005	755960	0510	4/8/03	\$349,990	2540	0	9	2003	3	5385	N	N	23023 SE 14TH ST
005	755960	0300	5/6/03	\$355,935	2550	0	9	2003	3	4908	N	N	1426 231ST AV SE
005	755960	0320	7/14/03	\$340,810	2550	0	9	2003	3	4376	N	N	1422 231ST AV SE
005	755960	0440	7/21/03	\$365,289	2550	0	9	2003	3	4758	N	N	1427 231ST AV SE
005	755960	0450	7/14/03	\$363,058	2550	0	9	2003	3	4758	N	N	1423 231ST AV SE
005	755960	0330	8/19/03	\$369,721	2570	0	9	2003	3	4384	N	N	1421 232ND AV SE
005	755960	0350	8/13/03	\$343,505	2570	0	9	2003	3	4373	N	N	1417 232ND AV SE
005	755960	0020	10/10/03	\$358,331	2600	0	9	2003	3	3859	N	N	1307 230TH AV SE
005	755960	0090	10/21/03	\$368,443	2600	0	9	2004	3	3920	N	N	23022 SE 14TH ST
005	755960	0200	10/28/03	\$380,276	2600	0	9	2004	3	6015	N	N	23106 SE 14TH ST
005	755960	0220	10/10/03	\$375,626	2600	0	9	2004	3	5731	N	N	23118 SE 14TH ST
005	755960	0270	8/21/03	\$375,096	2610	0	9	2003	3	5718	N	N	23115 SE 15TH ST
005	278210	0030	2/21/03	\$400,000	2620	0	9	1999	3	6530	N	N	22616 SE 14TH PL
005	278210	0220	6/11/03	\$405,000	2620	0	9	2000	3	5294	N	N	22555 SE 14TH PL
005	278210	0220	3/10/04	\$425,000	2620	0	9	2000	3	5294	N	N	22555 SE 14TH PL
005	697994	0020	2/19/04	\$520,000	2630	0	9	2000	3	8463	N	N	2621 212TH PL SE
005	697994	0080	4/28/03	\$548,800	2630	0	9	2000	3	9199	N	N	21250 SE 26TH ST
005	755960	0500	2/21/03	\$375,976	2630	0	9	2003	3	5103	N	N	23019 SE 14TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	062941	0030	4/5/04	\$472,000	2710	0	9	2004	3	6309	N	N	26009 SE 23RD PL
005	062941	0050	3/16/04	\$462,107	2710	0	9	2004	3	5786	N	N	26017 SE 23RD PL
005	062941	0080	7/15/04	\$499,000	2710	0	9	2004	3	5775	N	N	26029 SE 23RD PL
005	062941	0170	4/27/04	\$512,990	2750	0	9	2004	3	7550	N	N	26038 SE 23RD PL
005	030501	0370	5/17/04	\$463,000	2760	0	9	1998	3	7804	N	N	2674 230TH AV SE
005	030501	0490	3/17/03	\$409,950	2760	0	9	1997	3	6239	N	N	23136 SE 27TH WY
005	030501	0120	3/5/04	\$421,000	2770	0	9	1998	3	6890	N	N	23003 SE 27TH WY
005	062981	1090	9/17/04	\$462,500	2770	0	9	1998	3	7837	N	N	24858 NE 1ST PL
005	030501	0400	5/24/04	\$466,500	2780	0	9	1998	3	5572	N	N	2698 230TH AV SE
005	062981	1410	12/16/03	\$475,000	2780	0	9	1999	3	8836	N	N	242 249TH PL NE
005	062981	1440	6/3/03	\$471,000	2780	0	9	1999	3	8417	N	N	218 249TH PL NE
005	062950	0250	4/10/03	\$445,000	2790	0	9	2002	3	5015	N	N	2919 257TH PL SE
005	062981	1220	6/3/04	\$506,000	2790	0	9	1999	3	11493	N	N	235 249TH PL NE
005	062981	1280	11/21/03	\$509,950	2790	0	9	1999	3	10855	N	N	24837 NE 3RD PL
005	062981	1570	2/25/04	\$465,000	2790	0	9	1999	3	8235	N	N	24921 NE 1ST PL
005	716760	0200	2/13/04	\$549,950	2800	0	9	2001	3	8100	N	N	25817 NE 4TH PL
005	679095	0150	9/30/04	\$550,000	2810	0	9	1988	3	52062	N	N	23231 SE 16TH PL
005	030501	0150	8/31/04	\$460,000	2830	0	9	1998	3	9170	N	N	22912 SE 27TH CT
005	062981	1160	6/14/04	\$495,000	2840	0	9	1999	3	7928	N	N	24844 NE 2ND CT
005	062981	1460	8/26/03	\$500,000	2840	0	9	1998	3	11682	N	N	202 249TH PL NE
005	697994	0150	6/18/04	\$569,500	2840	0	9	2000	3	6685	N	N	21223 SE 26TH ST
005	062941	0150	5/17/04	\$517,575	2850	0	9	2004	3	6187	N	N	26046 SE 23RD PL
005	062941	0210	7/30/04	\$501,990	2850	0	9	2004	3	6444	N	N	26007 SE 22ND PL
005	062950	0020	9/11/03	\$473,000	2850	0	9	2001	3	5011	N	N	2918 257TH PL SE
005	278210	0070	6/5/03	\$419,900	2850	0	9	1999	3	6448	N	N	22554 SE 14TH PL
005	278210	0210	9/15/03	\$435,000	2850	0	9	2000	3	6465	N	N	22547 SE 14TH PL
005	278210	0180	6/2/03	\$432,500	2870	0	9	2000	3	8006	N	N	1415 225TH PL SE
005	062950	0180	3/10/03	\$449,800	2880	0	9	2002	3	5114	N	N	2817 257TH PL SE
005	755960	0390	9/12/03	\$376,936	2910	0	9	2003	3	4353	N	N	1409 232ND AV SE
005	042406	9264	6/18/03	\$527,000	2930	0	9	1998	3	18199	N	N	1645 219TH PL SE
005	062941	0020	1/22/04	\$520,000	2950	0	9	2004	3	6324	N	N	26005 SE 23RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	062941	0060	5/20/04	\$507,000	2950	0	9	2004	3	5775	N	N	26021 SE 23RD PL
005	062941	0090	8/13/04	\$545,000	2950	0	9	2004	3	5775	N	N	26033 SE 23RD PL
005	721572	0620	11/8/04	\$499,950	2970	0	9	1999	3	7216	N	N	24005 SE 10TH CT
005	721572	0770	11/19/03	\$465,000	2970	0	9	1999	3	10472	N	N	24039 SE 10TH ST
005	721573	0070	6/23/03	\$425,000	2970	0	9	2000	3	6500	N	N	24026 SE 13TH PL
005	721573	0520	7/23/03	\$435,000	2970	0	9	2001	3	11374	N	N	1404 240TH WY SE
005	042406	9263	3/24/04	\$518,500	2980	0	9	1998	3	16721	N	N	21925 SE 16TH PL
005	042406	9265	4/1/03	\$545,840	2980	0	9	1998	3	17921	N	N	1649 219TH PL SE
005	062950	0300	2/20/03	\$452,980	3010	0	9	2002	3	5248	N	N	2912 256TH CT SE
005	062950	0210	1/8/03	\$490,000	3030	0	9	2001	3	8215	N	N	2905 257TH PL SE
005	030501	0060	2/25/03	\$452,000	3060	0	9	1998	3	5739	N	N	23043 SE 27TH WY
005	042406	9231	4/24/03	\$460,000	3070	0	9	1988	3	43176	N	N	1605 218TH CT SE
005	022406	9195	11/18/03	\$570,000	3100	0	9	2002	3	23790	N	N	2328 246TH AV SE
005	030501	0290	3/4/03	\$446,000	3130	0	9	1998	3	5106	N	N	2667 230TH AV SE
005	721572	0630	3/1/04	\$477,500	3150	0	9	1999	3	7153	N	N	24013 SE 10TH CT
005	721572	0750	6/16/03	\$445,000	3150	0	9	1999	3	6954	N	N	24023 SE 10TH ST
005	721572	0810	5/20/04	\$489,950	3150	0	9	1999	3	7947	N	N	24022 SE 10TH ST
005	721573	0320	11/11/03	\$479,500	3150	0	9	2000	3	10335	N	N	1127 240TH WY SE
005	721573	0400	2/21/03	\$453,000	3150	0	9	2000	3	8194	N	N	1403 240TH WY SE
005	721573	0480	3/10/04	\$465,000	3150	0	9	2001	3	11010	N	N	1424 240TH WY SE
005	721573	0530	7/20/04	\$485,000	3150	0	9	2001	3	11723	N	N	1402 240TH WY SE
005	721573	0590	9/10/03	\$459,990	3150	0	9	2001	3	6175	N	N	1325 241ST PL SE
005	721573	0650	7/14/03	\$451,000	3150	0	9	2001	3	6853	N	N	1434 241ST PL SE
005	721573	0620	10/20/04	\$495,000	3150	0	9	2001	3	6175	N	N	1417 241ST PL SE
005	062941	0140	6/17/04	\$525,990	3160	0	9	2004	3	5495	N	N	26050 SE 23RD PL
005	062941	0220	7/23/04	\$530,000	3190	0	9	2004	3	7229	N	N	26002 SE 22ND PL
005	062941	0130	4/23/04	\$528,990	3200	0	9	2004	3	7081	N	N	26054 SE 23RD PL
005	062941	0160	12/26/03	\$530,000	3200	0	9	2004	3	5928	N	N	26042 SE 23RD PL
005	062941	0190	3/24/04	\$499,990	3200	0	9	2004	3	6699	N	N	26004 SE 23RD PL
005	755960	0240	9/5/03	\$435,784	3200	0	9	2003	3	7420	N	N	1434 232ND AV SE
005	062941	0180	4/19/04	\$499,000	3220	0	9	2004	3	6399	N	N	26008 SE 23RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	755960	0050	9/22/03	\$425,000	3220	0	9	2003	3	4224	N	N	1308 230TH AV SE
005	755960	0080	11/25/03	\$391,586	3220	0	9	2004	3	4922	N	N	23018 SE 14TH ST
005	755960	0170	11/20/03	\$400,165	3220	0	9	2004	3	6012	N	N	23105 SE 14TH ST
005	755960	0180	11/6/03	\$403,609	3220	0	9	2004	3	4700	N	N	23109 SE 14TH ST
005	755960	0210	10/28/03	\$387,178	3220	0	9	2004	3	6153	N	N	1404 232ND AV SE
005	755960	0230	9/19/03	\$387,081	3220	0	9	2003	3	6226	N	N	23110 SE 14TH ST
005	755960	0260	7/29/03	\$378,354	3220	0	9	2003	3	6869	N	N	1426 232ND AV SE
005	755960	0280	8/15/03	\$412,962	3220	0	9	2003	3	5400	N	N	23111 SE 15TH ST
005	755960	0290	8/20/03	\$410,281	3220	0	9	2003	3	5387	N	N	23107 SE 15TH ST
005	755960	0360	3/25/03	\$379,485	3220	0	9	2003	3	4397	N	N	1414 231ST AV SE
005	755960	0400	2/11/03	\$356,157	3220	0	9	2003	3	5103	N	N	1406 231ST AV SE
005	755960	0430	7/14/03	\$371,121	3220	0	9	2003	3	4759	N	N	1505 231ST AV SE
005	755960	0460	5/7/03	\$384,990	3220	0	9	2003	3	4758	N	N	1419 231ST AV SE
005	755960	0470	6/10/03	\$398,393	3220	0	9	2003	3	4757	N	N	1415 231ST AV SE
005	670587	0030	11/17/03	\$447,948	3230	0	9	2003	3	4901	N	N	3609 212TH PL SE
005	062950	0370	7/1/04	\$545,000	3260	0	9	2001	3	6251	N	N	2913 256TH CT SE
005	716760	0090	3/19/03	\$670,000	3270	1640	9	2002	3	8000	N	N	25812 NE 4TH PL
005	022406	9154	3/25/03	\$540,000	3317	0	9	1998	3	54450	N	N	24819 SE 14TH ST
005	112406	9103	8/26/03	\$818,300	3480	0	9	1997	3	21434	Y	Y	2603 E BEAVER LAKE DR SE
005	755960	0550	3/21/03	\$412,755	3520	0	9	2003	3	7839	N	N	23013 SE 14TH ST
005	755960	0140	3/28/03	\$385,008	3540	0	9	2003	3	4729	N	N	1306 231ST AV SE
005	755960	0150	5/9/03	\$379,374	3540	0	9	2003	3	4722	N	N	1310 231ST AV SE
005	716760	0020	6/30/04	\$650,000	3700	0	9	2002	3	7968	N	N	25850 NE 4TH PL
005	716760	0160	11/21/03	\$634,990	3780	0	9	2001	3	8804	N	N	25721 NE 4TH PL
005	716760	0170	5/23/03	\$590,000	3810	0	9	2002	3	7992	N	N	25727 NE 4TH PL
005	042406	9237	5/23/03	\$760,000	3840	0	9	1997	3	46832	N	N	21424 SE 24TH ST
005	092406	9223	11/6/03	\$765,000	3940	0	9	1997	3	31798	N	N	22633 SE 32ND ST
005	812350	0090	10/21/04	\$590,000	4470	0	9	1985	3	16250	N	N	1459 227TH AV SE
005	042406	9104	9/10/03	\$658,000	4540	0	9	1992	3	52371	N	N	1700 220TH AV SE
005	042406	9120	3/17/04	\$935,000	4745	0	9	1971	5	268329	N	N	21315 SE 8TH ST
005	812010	0160	10/23/03	\$574,000	2180	1230	10	1986	3	28155	N	N	2619 239TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	255330	0030	11/30/04	\$474,000	2380	0	10	1992	3	13435	N	N	3008 233RD AV SE
005	670585	0250	4/9/03	\$408,000	2400	0	10	1992	3	10274	N	N	21452 SE 35TH WY
005	864990	0140	3/4/03	\$390,000	2400	0	10	1991	3	12242	N	N	23406 SE 31ST ST
005	670585	0090	2/18/04	\$404,500	2430	0	10	1993	3	7885	N	N	21307 SE 35TH WY
005	864990	0280	9/15/03	\$435,000	2470	0	10	1990	3	12783	N	N	3161 233RD PL SE
005	812010	0020	11/9/04	\$490,000	2530	0	10	1987	3	47480	N	N	23910 SE 25TH CT
005	417870	0120	5/14/04	\$775,000	2540	1620	10	1988	3	54885	N	N	828 LANCASTER WY SE
005	679105	0470	3/4/03	\$462,000	2630	0	10	1995	3	10070	N	N	3377 212TH CT SE
005	864990	0420	6/22/04	\$454,950	2630	0	10	1991	3	8346	N	N	3131 234TH CT SE
005	721572	0180	11/3/04	\$657,500	2650	990	10	2000	3	11798	N	N	23919 SE 8TH PL
005	160459	0150	3/17/04	\$465,000	2680	0	10	1989	3	16055	N	N	23315 SE 13TH CT
005	561150	0210	5/12/04	\$549,950	2680	0	10	1998	3	8841	N	N	23424 SE 28TH CT
005	561150	0250	7/7/04	\$500,000	2680	0	10	1998	3	6974	N	N	23402 SE 28TH CT
005	255330	0350	6/29/04	\$500,900	2690	0	10	1994	3	9030	N	N	23304 SE 26TH PL
005	679105	0390	11/5/03	\$470,000	2690	0	10	1995	3	7898	N	N	3376 212TH CT SE
005	160459	0270	8/5/03	\$530,000	2710	0	10	1994	3	20896	N	N	1413 233RD AV SE
005	253750	0030	8/12/03	\$425,000	2710	0	10	1994	3	8430	N	N	2711 232ND PL SE
005	255330	0370	4/25/03	\$425,000	2710	0	10	1994	3	7926	N	N	2615 233RD AV SE
005	255330	0490	8/20/04	\$484,673	2730	0	10	1992	3	9677	N	N	3003 233RD AV SE
005	679105	0450	5/8/03	\$482,500	2730	0	10	1995	3	11380	N	N	3365 212TH CT SE
005	679105	0380	7/27/04	\$509,990	2740	0	10	1995	3	8080	N	N	21216 SE 34TH ST
005	561150	0020	11/14/03	\$472,000	2760	0	10	1998	3	7036	N	N	2807 234TH AV SE
005	865390	0100	3/18/03	\$468,900	2760	0	10	1994	3	7910	N	N	22708 SE 27TH ST
005	812010	0100	8/15/03	\$535,000	2770	0	10	1984	3	27402	N	N	2608 239TH AV SE
005	679105	0040	2/14/04	\$480,000	2780	0	10	1995	3	8537	N	N	21221 SE 34TH ST
005	255330	0080	3/18/03	\$450,000	2790	0	10	1993	3	9918	N	N	2814 233RD AV SE
005	188810	0030	4/20/04	\$525,000	2800	0	10	1992	3	12690	N	N	25717 SE 31ST PL
005	679106	0010	11/7/03	\$525,000	2800	0	10	1997	3	9790	N	N	3349 214TH PL SE
005	864990	0240	3/31/03	\$430,000	2800	0	10	1990	3	8944	N	N	23339 SE 31ST CT
005	864990	0600	10/8/03	\$450,000	2800	0	10	1991	3	10346	N	N	3128 235TH AV SE
005	865390	0120	2/6/03	\$462,500	2810	0	10	1994	3	8698	N	N	22701 SE 27TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	864990	0650	3/19/03	\$425,000	2820	0	10	1992	3	10061	N	N	3135 235TH PL SE
005	679105	0130	6/11/04	\$492,500	2840	0	10	1997	3	8186	N	N	3410 214TH PL SE
005	561150	0030	6/20/03	\$485,000	2850	0	10	1998	3	6314	N	N	2813 234TH AV SE
005	679105	0270	5/4/04	\$550,000	2900	0	10	1996	3	9048	N	N	21318 SE 34TH PL
005	864990	0080	12/12/03	\$484,950	2900	0	10	1991	3	9691	N	N	3020 235TH AV SE
005	721572	0100	9/5/03	\$580,000	2920	0	10	1999	3	14213	N	N	23952 SE 8TH PL
005	255330	0470	6/25/03	\$442,900	2930	0	10	1991	3	9870	N	N	2903 233RD AV SE
005	951092	0130	6/23/03	\$530,000	2930	0	10	1993	3	17216	N	N	24121 SE 16TH PL
005	864990	0270	3/16/04	\$454,950	2940	0	10	1990	3	9719	N	N	3155 233RD PL SE
005	670585	0180	10/17/03	\$480,000	2980	0	10	1992	3	7758	N	N	21431 SE 35TH WY
005	670585	0200	9/27/04	\$549,000	3010	0	10	1992	3	11253	N	N	21441 SE 35TH WY
005	670585	0400	8/6/03	\$497,500	3010	0	10	1992	3	8994	N	N	21226 SE 35TH WY
005	092406	9286	10/8/04	\$620,000	3030	0	10	1999	3	6139	N	N	3228 214TH CT SE
005	255330	0230	10/5/04	\$559,000	3030	0	10	1994	3	8957	N	N	23314 SE 27TH PL
005	670585	0020	2/3/03	\$450,000	3030	0	10	1992	3	8335	N	N	21213 SE 35TH WY
005	679105	0110	10/27/04	\$550,000	3045	0	10	1997	3	8470	N	N	21335 SE 34TH PL
005	042406	9249	9/24/03	\$614,000	3060	0	10	1990	3	29355	N	N	1718 223RD AV SE
005	679105	0150	11/3/04	\$565,000	3060	0	10	1996	3	9915	N	N	21419 SE 34TH PL
005	062981	0600	11/12/03	\$512,950	3074	0	10	1998	3	10696	N	N	114 245TH PL SE
005	255330	0430	9/22/03	\$493,500	3080	0	10	1993	3	9870	N	N	2713 233RD AV SE
005	062981	0890	7/7/04	\$545,000	3100	0	10	1998	3	9890	N	N	112 246TH WY SE
005	062981	0320	4/29/04	\$535,000	3110	0	10	1997	3	10891	N	N	24416 SE 4TH PL
005	679105	0080	4/22/04	\$529,950	3140	0	10	1996	3	8484	N	N	21317 SE SE 34TH PL
005	951092	0120	6/26/03	\$538,000	3140	0	10	1994	3	14421	N	N	24115 SE 16TH PL
005	721572	0170	10/5/04	\$684,000	3160	1180	10	2000	3	13797	N	N	23915 SE 8TH PL
005	670585	0360	12/7/04	\$536,819	3170	0	10	1992	3	11206	N	N	21316 SE 35TH WY
005	951092	0180	4/24/03	\$497,500	3180	0	10	1994	3	16974	N	N	24219 SE 17TH PL
005	112406	9035	5/1/03	\$582,000	3220	0	10	1999	3	19439	Y	N	2609 E BEAVER LAKE DR SE
005	253750	0070	11/4/03	\$505,000	3220	0	10	1994	3	10437	N	N	2718 232ND PL SE
005	864990	0470	8/15/03	\$440,000	3220	0	10	1990	3	9238	N	N	3151 234TH CT SE
005	062981	0680	11/16/04	\$653,000	3230	0	10	1999	3	9666	N	N	129 246TH WY SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	865390	0150	5/6/03	\$457,000	3240	0	10	1994	3	7857	N	N	22717 SE 27TH ST
005	062981	0380	2/20/03	\$495,000	3250	0	10	1999	3	9854	N	N	24503 SE 3RD CT
005	062981	0670	1/15/03	\$492,500	3250	0	10	1999	3	9035	N	N	209 246TH WY SE
005	561150	0010	2/5/03	\$500,000	3250	0	10	1998	3	8737	N	N	2721 234TH AV SE
005	561150	0110	5/8/03	\$520,000	3250	0	10	1999	3	8771	N	N	2868 234TH AV SE
005	255330	0340	5/9/03	\$505,000	3280	0	10	1994	3	9618	N	N	23310 SE 26TH PL
005	865390	0220	2/20/03	\$510,000	3300	0	10	1995	3	8200	N	N	22759 SE 27TH ST
005	561150	0130	9/11/03	\$525,000	3350	0	10	1999	3	10795	N	N	23423 SE 28TH CT
005	561150	0170	8/20/03	\$490,000	3350	0	10	1999	3	6500	N	N	2822 234TH AV SE
005	062981	0740	8/8/03	\$570,000	3360	0	10	1997	3	11040	N	N	24620 SE 1ST ST
005	721572	0300	8/13/03	\$595,000	3400	0	10	1999	3	11602	N	N	23989 SE 8TH PL
005	951092	0150	10/6/04	\$670,000	3470	0	10	1994	3	21307	N	N	24145 SE 16TH PL
005	951092	0150	12/21/04	\$670,000	3470	0	10	1994	3	21307	N	N	24145 SE 16TH PL
005	143758	0080	8/13/04	\$729,950	3480	0	10	2004	3	7595	N	N	229 259TH AV NE
005	062981	0350	9/30/03	\$540,450	3488	0	10	1998	3	9614	N	N	321 246TH WY SE
005	062981	0230	8/14/03	\$555,000	3490	0	10	1999	3	13286	N	N	455 245TH AV SE
005	062981	0550	4/6/04	\$565,000	3490	0	10	1999	3	9355	N	N	24506 SE 1ST ST
005	062981	0570	8/8/03	\$558,000	3490	0	10	1998	3	11061	N	N	24522 SE 1ST ST
005	143758	0050	6/3/04	\$714,250	3500	0	10	2004	3	8716	N	N	251 259TH AV NE
005	062981	0960	7/6/04	\$590,000	3510	0	10	1998	3	8918	N	N	142 247TH AV SE
005	062981	0250	11/20/03	\$591,000	3547	0	10	1998	3	12602	N	N	447 245TH AV SE
005	062981	0540	8/26/03	\$537,000	3600	0	10	1999	3	11103	N	N	103 245TH PL SE
005	062981	0220	6/3/03	\$608,000	3630	0	10	1999	3	14249	N	N	456 245TH AV SE
005	062981	0770	4/28/03	\$557,000	3630	0	10	1998	3	12068	N	N	106 247TH AV SE
005	716760	0060	4/27/04	\$700,000	3690	0	10	2004	3	7611	N	N	25830 NE 4TH PL
005	062981	0610	3/25/03	\$549,950	3720	0	10	1998	3	9883	N	N	122 245TH PL SE
005	062981	0910	6/11/04	\$670,000	3720	0	10	1998	3	8673	N	N	124 246TH WY SE
005	062981	0880	7/2/03	\$575,000	3740	0	10	1997	3	9470	N	N	24615 SE 1ST ST
005	143758	0390	3/18/04	\$749,950	3740	0	10	2004	3	8121	N	N	25941 NE 1ST PL
005	042406	9195	12/1/03	\$716,000	3750	1220	10	1980	4	253954	N	N	21221 SE 13TH PL
005	716760	0120	12/9/03	\$709,990	3750	1080	10	2003	3	8500	N	N	25734 NE 4TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	716760	0040	5/25/04	\$716,280	3760	0	10	2004	3	7242	N	N	25842 NE 4TH PL
005	062981	0240	5/19/03	\$600,000	3890	0	10	1998	3	10101	N	N	451 245TH AV SE
005	143758	0100	11/1/04	\$859,000	3890	0	10	2004	3	8604	N	N	213 259TH AV NE
005	143758	0060	11/9/04	\$815,000	3900	0	10	2004	3	9866	N	N	245 259TH AVE NE
005	716760	0050	3/9/04	\$722,225	3910	0	10	2004	3	8221	N	N	25838 NE 4TH PL
005	062941	0250	2/6/04	\$710,000	3910	0	10	2003	3	9785	N	N	25942 SE 22ND PL
005	716760	0070	3/23/04	\$740,000	3980	0	10	2004	3	8001	N	N	25824 NE 4TH PL
005	062981	0640	8/14/03	\$638,000	4208	0	10	1998	3	9514	N	N	140 245TH PL SE
005	143758	0140	6/24/04	\$841,008	4210	0	10	2004	3	11485	N	N	25816 NE 2ND CT
005	042406	9198	3/25/03	\$1,075,000	4230	0	10	1979	3	166399	N	N	1415 217TH AV SE
005	022406	9110	5/18/04	\$1,350,000	4760	0	10	1981	3	43700	Y	Y	1916 W BEAVER LAKE DR SE
005	062941	0240	11/17/03	\$730,000	4850	0	10	2004	3	9057	N	N	25946 SE 22ND PL
005	062940	0540	6/16/03	\$611,500	3080	0	11	1995	3	22131	N	N	25868 SE 22ND PL
005	062940	0360	10/14/03	\$585,000	3170	0	11	1995	3	15062	N	N	25917 SE 23RD CT
005	062940	0640	11/13/03	\$592,500	3190	0	11	1995	3	12449	N	N	25889 SE 22ND PL
005	062940	0390	5/2/03	\$560,000	3240	0	11	1995	3	12193	N	N	25920 SE 23RD CT
005	062940	0410	8/18/03	\$585,000	3240	0	11	1995	3	11737	N	N	25908 SE 23RD CT
005	062940	0450	6/17/04	\$662,000	3250	0	11	1995	3	11829	N	N	25934 SE 22ND PL
005	679510	0550	6/20/03	\$765,000	3310	0	11	1994	3	28518	Y	Y	22100 SE 28TH ST
005	679095	0170	5/28/03	\$690,000	3330	0	11	1984	4	105765	N	N	23208 SE 16TH PL
005	062940	0610	8/12/03	\$580,000	3360	0	11	1996	3	14006	N	N	25857 SE 22ND PL
005	062940	0850	9/27/04	\$653,000	3360	0	11	1995	3	17020	N	N	25743 SE 25TH WY
005	062940	0590	3/24/03	\$655,000	3380	0	11	1997	3	16451	N	N	25850 SE 22ND PL
005	417870	0080	10/15/03	\$774,000	3420	1450	11	1989	3	79279	N	N	1026 LANCASTER WY SE
005	062940	0340	7/16/03	\$575,000	3430	0	11	1995	3	13907	N	N	2314 259TH PL SE
005	062940	0880	7/25/03	\$560,000	3450	0	11	1995	3	14825	N	N	25813 SE 25TH WY
005	188812	0120	6/28/04	\$755,000	3670	0	11	2000	3	14026	N	N	25802 SE 31ST PL
005	062940	0690	5/18/04	\$678,000	3690	0	11	1995	3	14744	N	N	25838 SE 25TH WY
005	417870	0050	7/9/04	\$700,000	3720	0	11	1989	3	73180	N	N	1009 LANCASTER WY SE
005	062981	0170	6/21/04	\$905,000	3733	0	11	1998	3	13873	N	N	434 245TH AV SE
005	062940	0240	5/13/03	\$605,000	3750	0	11	1996	3	12851	N	N	2722 258TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	062940	0680	11/20/03	\$605,000	3750	0	11	1996	3	15792	N	N	25846 SE 25TH WY
005	062940	0710	12/8/03	\$619,500	3750	0	11	1996	3	14109	N	N	25822 SE 25TH WY
005	062981	0160	10/14/03	\$830,000	3830	0	11	1999	3	11940	N	N	428 245TH AV SE
005	062940	0010	1/29/04	\$645,000	3890	0	11	1996	3	17912	N	N	25760 SE 27TH ST
005	062940	0490	10/24/03	\$719,000	3920	0	11	1996	3	11722	N	N	25910 SE 22ND PL
005	188812	0100	8/18/03	\$714,000	3940	0	11	2000	3	14026	N	N	25818 SE 31ST PL
005	188812	0030	11/22/04	\$770,000	3960	0	11	2000	3	11783	N	N	25803 SE 31ST PL
005	062980	0240	4/17/03	\$1,115,000	4070	0	11	1999	3	26959	N	N	116 WINDSOR DR SE
005	716760	0030	6/27/03	\$750,000	4080	1550	11	2003	3	9936	N	N	25846 NE 4TH PL
005	716760	0080	5/23/03	\$749,135	4080	1550	11	2003	3	8000	N	N	25818 NE 4TH PL
005	062980	0280	5/27/04	\$1,075,000	4110	0	11	1998	3	26955	N	N	113 WINDSOR DR SE
005	679095	0090	12/30/04	\$660,000	4280	0	11	1986	4	49783	N	N	23410 SE 17TH PL
005	062980	0520	8/3/04	\$1,102,000	4330	0	11	1997	3	26162	N	N	24637 SE 9TH PL
005	062981	0180	10/23/03	\$1,025,000	4560	0	11	1999	3	16314	N	N	438 245TH AV SE
005	062981	0010	10/9/03	\$971,700	4590	0	11	1998	3	18312	N	N	156 247TH AV SE
005	188812	0010	10/7/04	\$830,000	4670	0	11	2000	3	13516	N	N	25753 SE 31ST PL
005	022406	9015	4/17/03	\$1,467,000	4830	0	11	1992	3	66211	Y	Y	2020 W BEAVER LAKE DR SE
005	062980	0160	12/27/04	\$1,369,000	3510	0	12	1999	3	44431	N	N	818 WINDSOR DR SE
005	062980	0620	11/9/04	\$1,300,000	4680	0	12	1999	3	28223	N	N	24634 SE 9TH PL
005	062980	0540	10/17/03	\$1,275,000	5020	0	12	1998	3	26319	N	N	24677 SE 9TH PL
005	062980	0420	4/21/04	\$1,910,000	5040	0	12	1999	3	25236	N	N	641 WINDSOR DR SE
005	062980	0680	11/25/03	\$1,150,000	5460	0	12	1999	3	32017	N	N	24420 SE 7TH CT
005	062980	0500	7/20/04	\$2,750,000	5270	5110	13	1999	3	77101	N	N	857 WINDSOR DR SE
006	222406	9070	4/27/04	\$389,000	1010	1100	7	1963	4	64033	N	N	24238 SE ISSAQAH-FALL CITY RD
006	122406	9046	7/2/04	\$379,950	1140	1140	7	1966	3	72309	N	N	26848 SE DUTHIE HILL RD
006	405730	0180	1/22/03	\$199,000	1140	0	7	1988	3	3104	N	N	4156 244TH PL SE
006	405730	0010	8/14/03	\$209,950	1150	0	7	1988	3	3592	N	N	4187 244TH PL SE
006	405730	0020	5/25/04	\$216,000	1150	0	7	1988	3	3350	N	N	4185 244TH PL SE
006	405730	0070	11/20/03	\$213,500	1150	0	7	1988	3	2968	N	N	4167 244TH PL SE
006	405730	0100	12/8/03	\$204,000	1150	0	7	1988	3	2875	N	N	4157 244TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	405730	0150	6/21/04	\$220,000	1150	0	7	1988	3	3495	N	N	4150 244TH PL SE
006	405730	0280	7/20/04	\$221,000	1150	0	7	1988	3	3811	N	N	4182 244TH PL SE
006	390490	1520	5/23/03	\$279,000	1440	0	7	1985	3	4667	N	N	24247 SE 44TH ST
006	390490	1530	5/5/03	\$267,500	1440	0	7	1986	3	4756	N	N	24241 SE 44TH ST
006	390490	1570	3/12/04	\$290,000	1440	0	7	1985	3	6232	N	N	24217 SE 44TH ST
006	390490	1640	4/5/04	\$294,950	1440	0	7	1986	3	4126	N	N	24230 SE 44TH ST
006	390490	1710	3/24/04	\$279,000	1450	0	7	1985	3	4789	N	N	24225 SE 43RD CT
006	390490	1320	11/15/04	\$290,000	1470	0	7	1985	3	5217	N	N	24224 SE 43RD PL
006	390490	1370	5/27/03	\$269,900	1470	0	7	1985	3	6079	N	N	24254 SE 43RD PL
006	390490	1670	3/4/03	\$264,500	1470	0	7	1985	3	4653	N	N	4355 242ND PL SE
006	390490	1770	10/1/03	\$256,600	1470	0	7	1985	3	4170	N	N	24226 SE 43RD CT
006	390490	1480	6/4/04	\$298,000	1530	0	7	1985	3	4083	N	N	4368 242ND PL SE
006	390490	1510	10/22/03	\$302,950	1610	0	7	1985	3	4408	N	N	24253 SE 44TH ST
006	390490	1740	8/12/04	\$314,950	1610	0	7	1986	3	8653	N	N	24210 SE 43RD CT
006	390490	1540	4/27/04	\$326,850	1740	0	7	1985	3	5136	N	N	24235 SE 44TH ST
006	390490	1450	6/16/03	\$289,000	1850	0	7	1985	3	4050	N	N	4350 242ND PL SE
006	390491	0090	6/9/04	\$306,500	1440	0	8	1987	3	5014	N	N	24300 SE 42ND ST
006	390491	0420	5/6/03	\$279,000	1440	0	8	1987	3	4509	N	N	24339 SE 42ND ST
006	390494	0370	4/16/04	\$314,950	1520	0	8	1988	3	7165	N	N	3620 243RD AV SE
006	390510	0610	4/13/04	\$317,500	1520	0	8	1994	3	3370	N	N	25226 SE 42ND DR
006	390510	0050	6/21/04	\$337,050	1530	0	8	1995	3	3799	N	N	4237 249TH CT SE
006	390510	0090	12/9/04	\$315,000	1530	0	8	1994	3	4078	N	N	4221 249TH CT SE
006	390510	0240	3/15/04	\$312,500	1530	0	8	1994	3	4064	N	N	4244 249TH CT SE
006	390510	0820	6/23/03	\$303,450	1530	0	8	1994	3	4164	N	N	25030 SE 42ND DR
006	390510	0980	5/4/04	\$300,000	1530	0	8	1995	3	4787	N	N	24939 SE 42ND DR
006	390510	1020	6/18/03	\$289,990	1530	0	8	1995	3	4440	N	N	24907 SE 42ND DR
006	390490	0530	6/10/04	\$329,000	1580	0	8	1985	3	6065	N	N	24105 SE 42ND ST
006	390493	0400	3/18/04	\$305,000	1590	0	8	1988	3	4588	N	N	24208 SE 39TH ST
006	390505	0210	10/6/03	\$306,000	1600	0	8	1989	3	4508	N	N	25221 SE 35TH ST
006	390496	0100	1/24/03	\$285,000	1610	0	8	1988	3	4493	N	N	3731 247TH AV SE
006	390496	0100	5/18/04	\$305,000	1610	0	8	1988	3	4493	N	N	3731 247TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390490	0830	8/12/03	\$305,000	1620	0	8	1985	3	6180	N	N	23965 SE 42ND PL
006	390491	0440	6/16/04	\$325,000	1620	0	8	1987	3	4639	N	N	24327 SE 42ND ST
006	390490	0610	7/7/03	\$303,000	1630	0	8	1986	3	7586	N	N	4212 239TH PL SE
006	390510	0500	2/7/03	\$312,000	1640	0	8	1994	3	3755	N	N	4124 252ND AV SE
006	390512	0160	2/19/03	\$305,000	1660	0	8	1994	3	5500	N	N	4023 250TH AV SE
006	390512	0210	4/9/04	\$325,000	1660	0	8	1994	3	5828	N	N	4053 250TH AV SE
006	390498	0060	1/14/03	\$293,000	1690	0	8	1989	3	4469	N	N	3665 248TH AV SE
006	390498	0100	9/18/03	\$313,000	1690	0	8	1989	3	4275	N	N	3633 248TH AV SE
006	390498	0110	6/11/04	\$325,000	1690	0	8	1989	3	4275	N	N	3627 248TH AV SE
006	390498	0470	10/28/03	\$303,950	1690	0	8	1989	3	4928	N	N	3694 248TH AV SE
006	390493	0490	7/28/04	\$332,000	1700	0	8	1988	3	6587	N	N	24209 SE 38TH PL
006	390495	0040	7/19/04	\$343,900	1700	0	8	1988	3	8268	N	N	3637 246TH AV SE
006	390497	0120	7/16/04	\$326,000	1700	0	8	1989	3	5162	N	N	24801 SE 38TH ST
006	390497	0200	11/11/03	\$318,100	1700	0	8	1989	3	4624	N	N	24847 SE 38TH ST
006	390505	0140	11/18/04	\$321,888	1700	0	8	1989	3	4572	N	N	3534 252ND PL SE
006	390505	0450	12/2/04	\$325,000	1700	0	8	1990	3	5535	N	N	3611 252ND PL SE
006	352900	0030	4/14/03	\$305,000	1710	0	8	1988	3	7056	N	N	24716 SE 45TH WY
006	352900	0430	3/20/03	\$297,000	1710	0	8	1988	3	6370	N	N	24454 SE 46TH ST
006	352900	0540	7/14/03	\$304,141	1710	0	8	1989	3	8601	N	N	4567 247TH PL SE
006	390490	1170	4/22/03	\$296,000	1710	0	8	1985	3	8797	N	N	4349 239TH PL SE
006	390493	0290	12/20/04	\$331,000	1710	0	8	1988	3	5191	N	N	3831 242ND AV SE
006	390493	0440	3/26/04	\$306,000	1710	0	8	1988	3	4494	N	N	24224 SE 39TH ST
006	390505	0120	4/23/04	\$300,000	1710	0	8	1989	3	4537	N	N	3542 252ND PL SE
006	390505	0190	5/5/04	\$331,750	1710	0	8	1989	3	7615	N	N	25211 SE 35TH ST
006	390510	0450	12/2/03	\$329,500	1710	0	8	1995	3	3660	N	N	4133 252ND AV SE
006	390510	0630	2/19/04	\$330,000	1710	0	8	1994	3	4561	N	N	25225 SE 42ND DR
006	390510	0770	11/2/04	\$331,000	1710	0	8	1994	3	3999	N	N	4222 250TH PL SE
006	390497	0470	11/5/04	\$318,000	1720	0	8	1989	3	4313	N	N	3734 248TH AV SE
006	390510	0890	12/10/04	\$375,000	1720	0	8	1994	3	6566	N	N	25111 SE 42ND DR
006	390490	0660	6/3/03	\$290,000	1730	0	8	1985	3	7531	N	N	23909 SE 42ND CT
006	390490	1990	2/25/04	\$297,500	1730	0	8	1986	3	7091	N	N	24203 SE 44TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390490	2260	2/11/03	\$288,900	1730	0	8	1985	3	7289	N	N	24113 SE 44TH CT
006	390491	0180	10/26/04	\$336,500	1730	0	8	1987	3	4909	N	N	24348 SE 42ND ST
006	390510	0060	6/21/04	\$325,000	1740	0	8	1995	3	4050	N	N	4233 249TH CT SE
006	390490	0760	4/4/03	\$314,950	1750	0	8	1985	3	7460	N	N	23960 SE 42ND PL
006	390490	0780	8/10/04	\$362,500	1750	0	8	1986	3	7314	N	N	23970 SE 42ND PL
006	390508	1250	3/5/03	\$336,500	1750	0	8	1994	3	5372	N	N	25659 SE 41ST ST
006	390512	0070	6/9/03	\$310,000	1750	0	8	1996	3	5000	N	N	4042 249TH AV SE
006	390495	0190	3/28/03	\$280,000	1760	0	8	1988	3	4539	N	N	3740 246TH AV SE
006	390496	0060	4/8/04	\$324,900	1760	0	8	1988	3	5985	N	N	3732 247TH AV SE
006	390496	0120	12/10/04	\$330,000	1760	0	8	1988	3	4562	N	N	3719 247TH AV SE
006	390499	0640	9/12/03	\$292,000	1770	0	8	1989	3	4918	N	N	3603 254TH AV SE
006	390510	0200	8/1/03	\$328,950	1770	0	8	1994	3	3804	N	N	4224 249TH CT SE
006	390510	0530	6/1/04	\$326,000	1770	0	8	1994	3	3655	N	N	4136 252ND AV SE
006	390510	0910	5/16/03	\$325,000	1770	0	8	1995	3	5792	N	N	25029 SE 42ND DR
006	390490	0290	4/18/03	\$296,692	1780	0	8	1985	3	9749	N	N	4214 242ND AV SE
006	390491	0260	9/16/03	\$355,000	1780	0	8	1987	4	7773	N	N	24347 SE 42ND PL
006	390510	0510	9/11/03	\$314,460	1780	0	8	1994	3	3667	N	N	4128 252ND AV SE
006	390510	0740	11/22/04	\$349,950	1780	0	8	1994	3	4169	N	N	25033 SE 42ND ST
006	352900	0400	4/21/04	\$349,950	1790	0	8	1988	3	7191	N	N	4608 244TH PL SE
006	390508	1150	2/24/04	\$330,000	1790	0	8	1993	3	4545	N	N	4120 257TH CT SE
006	390493	0370	3/16/04	\$306,000	1800	0	8	1987	3	5145	N	N	3816 242ND AV SE
006	390498	0070	2/19/03	\$292,000	1800	0	8	1989	3	4290	N	N	3659 248TH AV SE
006	390498	0210	6/30/03	\$317,000	1800	0	8	1989	3	3938	N	N	3644 248TH PL SE
006	390490	0710	11/15/04	\$383,000	1810	0	8	1986	3	6396	N	N	23912 SE 42ND PL
006	390490	0880	9/9/04	\$333,000	1810	0	8	1987	3	7525	N	N	23939 SE 42ND PL
006	390490	2170	1/17/03	\$299,000	1820	0	8	1985	3	6449	N	N	4434 242ND AV SE
006	390508	1500	4/26/04	\$349,500	1820	0	8	1993	3	4910	N	N	25756 SE 41ST ST
006	390495	0330	5/23/03	\$294,950	1830	0	8	1988	3	5342	N	N	3715 246TH AV SE
006	390499	0710	5/28/04	\$333,000	1830	0	8	1989	3	6405	N	N	25326 SE 36TH CT
006	390504	0680	10/5/04	\$334,000	1830	0	8	1991	3	4760	N	N	25427 SE 42ND PL
006	390510	0810	2/21/03	\$301,000	1830	0	8	1994	3	3868	N	N	25022 SE 42ND DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390490	0010	12/10/03	\$319,500	1840	0	8	1985	3	10093	N	N	4267 239TH PL SE
006	390504	0120	11/20/03	\$320,000	1840	0	8	1992	3	5146	N	N	3932 255TH PL SE
006	390504	0620	5/12/04	\$342,500	1840	0	8	1991	3	5262	N	N	4225 254TH PL SE
006	390510	0440	10/27/03	\$329,950	1840	0	8	1994	3	4577	N	N	25146 SE 42ND ST
006	390510	0860	7/23/04	\$357,000	1840	0	8	1994	3	4615	N	N	25124 SE 42ND DR
006	390495	0320	6/2/04	\$369,900	1860	0	8	1988	3	5209	N	N	3721 246TH AV SE
006	390504	0090	8/10/04	\$336,500	1860	0	8	1991	3	5146	N	N	4004 255TH PL SE
006	390504	0390	5/20/03	\$318,950	1860	0	8	1992	3	5440	N	N	25512 SE 41ST CT
006	390510	0330	1/3/03	\$311,000	1860	0	8	1995	3	3691	N	N	25002 SE 42ND ST
006	390510	0780	7/24/03	\$317,000	1860	0	8	1994	3	3895	N	N	4226 250TH PL SE
006	390512	1060	8/13/03	\$348,000	1860	0	8	1994	3	5331	N	N	25019 SE 41ST DR
006	390493	0160	5/16/03	\$314,500	1870	0	8	1988	3	10460	N	N	24201 SE 40TH PL
006	390504	0010	12/30/03	\$326,500	1870	0	8	1992	3	6549	N	N	4112 255TH PL SE
006	390491	0430	6/16/03	\$301,950	1880	0	8	1987	3	4481	N	N	24333 SE 42ND ST
006	390493	1000	9/19/03	\$318,900	1880	0	8	1987	3	5203	N	N	24232 SE 40TH PL
006	390498	0480	7/23/03	\$316,900	1880	0	8	1989	3	5406	N	N	3698 248TH AV SE
006	390510	0340	11/19/03	\$324,900	1880	0	8	1995	3	3600	N	N	25010 SE 42ND ST
006	390510	0460	11/5/03	\$327,000	1880	0	8	1994	3	3884	N	N	4129 252ND AV SE
006	390512	0380	10/21/04	\$375,000	1880	0	8	1995	3	5008	N	N	4025 251ST PL SE
006	390494	0490	8/30/04	\$375,000	1890	0	8	1988	3	7200	N	N	3523 241ST PL SE
006	390508	0870	6/19/03	\$348,000	1890	0	8	1993	3	5929	N	N	4103 259TH AV SE
006	390510	0880	6/25/04	\$341,500	1890	0	8	1994	3	5534	N	N	25123 SE 42ND DR
006	390512	0940	5/28/04	\$396,950	1890	0	8	1996	3	5299	N	N	4032 252ND AV SE
006	390491	0030	6/15/04	\$341,000	1900	0	8	1987	3	4533	N	N	4229 243RD AV SE
006	390491	0460	3/27/03	\$295,000	1900	0	8	1987	3	4903	N	N	24315 SE 42ND ST
006	390493	0420	11/12/03	\$306,950	1900	0	8	1988	3	5172	N	N	24216 SE 39TH ST
006	390494	0450	9/3/04	\$385,000	1900	0	8	1988	3	6425	N	N	24124 SE 36TH PL
006	390495	0250	12/7/04	\$354,950	1900	0	8	1988	3	6807	N	N	3755 246TH AV SE
006	390508	0990	4/22/03	\$355,000	1900	0	8	1994	3	7229	N	N	25734 SE 41ST PL
006	390508	1070	1/7/04	\$355,900	1900	0	8	1994	3	5790	N	N	4137 258TH AV SE
006	390493	0650	7/11/03	\$317,000	1910	0	8	1987	3	7134	N	N	24233 SE 39TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390498	0020	12/21/04	\$365,000	1910	0	8	1989	3	4660	N	N	3691 248TH AV SE
006	390498	0320	8/9/04	\$358,200	1910	0	8	1989	3	5600	N	N	3688 248TH PL SE
006	390490	0060	7/9/03	\$303,000	1930	0	8	1987	3	12869	N	N	4239 239TH PL SE
006	390497	0100	1/12/04	\$325,000	1930	0	8	1989	3	8508	N	N	3757 248TH AV SE
006	390497	0410	5/1/03	\$330,000	1930	0	8	1989	3	6280	N	N	24844 SE 38TH ST
006	390504	0800	5/4/04	\$335,500	1930	0	8	1990	3	5080	N	N	4238 255TH PL SE
006	390494	0590	7/13/04	\$360,000	1940	0	8	1988	3	6997	N	N	24125 SE 36TH PL
006	390508	0170	8/8/03	\$336,000	1940	0	8	1994	3	4594	N	N	4255 257TH PL SE
006	390508	1550	7/12/04	\$377,500	1940	0	8	1993	3	4934	N	N	25826 SE 41ST ST
006	390512	0410	8/25/03	\$356,500	1940	0	8	1996	3	5089	N	N	4043 251ST PL SE
006	807835	0160	8/4/03	\$315,000	1940	0	8	1989	3	7746	N	N	4125 239TH PL SE
006	390491	0410	6/30/03	\$303,000	1950	0	8	1987	3	5985	N	N	24345 SE 42ND ST
006	390493	0140	12/9/04	\$370,000	1950	0	8	1988	3	4759	N	N	24209 SE 40TH PL
006	390508	1350	3/26/04	\$372,950	1950	0	8	1992	3	6192	N	N	25628 SE 41ST ST
006	390512	0030	12/15/03	\$370,000	1950	0	8	1994	3	5540	N	N	24916 SE 41ST DR
006	390512	1070	10/6/03	\$369,000	1950	0	8	1994	3	5000	N	N	25013 SE 41ST DR
006	390490	2240	11/10/04	\$343,000	1960	0	8	1985	3	7304	N	N	24106 SE 44TH CT
006	390508	0350	8/19/04	\$370,150	1960	0	8	1993	3	4500	N	N	4258 258TH AV SE
006	352900	0570	4/8/04	\$362,500	1970	0	8	1988	3	8396	N	N	4549 247TH PL SE
006	390492	0100	3/25/03	\$325,000	1970	0	8	1987	3	7915	N	N	4325 245TH AV SE
006	390492	0100	3/3/04	\$345,000	1970	0	8	1987	3	7915	N	N	4325 245TH AV SE
006	390492	0420	11/17/03	\$345,000	1970	0	8	1987	3	7788	N	N	24524 SE 43RD PL
006	390496	0660	4/21/04	\$335,000	1970	0	8	1989	3	7200	N	N	3505 241ST PL SE
006	390504	0730	6/17/04	\$335,000	1970	0	8	1990	3	4762	N	N	25457 SE 42ND PL
006	390492	0370	8/19/03	\$339,900	1980	0	8	1987	3	6898	N	N	24544 SE 43RD PL
006	390493	0280	8/5/03	\$316,200	1980	0	8	1988	3	5004	N	N	3901 242ND AV SE
006	390493	0330	8/4/03	\$294,600	1980	0	8	1988	3	4546	N	N	3815 242ND AV SE
006	390499	0320	8/23/04	\$350,499	1980	0	8	1989	3	5160	N	N	3519 253RD CT SE
006	390504	1050	6/20/03	\$319,500	1980	0	8	1990	3	5580	N	N	25435 SE 42ND ST
006	390512	0880	5/17/04	\$398,000	1980	0	8	1996	3	5033	N	N	4008 252ND AV SE
006	390493	0690	8/21/03	\$314,990	1990	0	8	1988	3	4592	N	N	24217 SE 39TH ST

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390494	0540	9/2/03	\$365,500	1990	0	8	1988	3	9108	N	N	3613 241ST PL SE
006	390495	0170	4/20/04	\$340,000	1990	0	8	1988	3	4683	N	N	3728 246TH AV SE
006	390506	0090	11/10/04	\$370,000	1990	0	8	1991	3	6805	N	N	25723 SE 40TH ST
006	390508	1560	5/13/04	\$376,000	1990	0	8	1993	3	4605	N	N	25834 SE 41ST ST
006	390496	0210	7/25/03	\$349,950	2000	0	8	1989	3	9389	N	N	3651 246TH PL SE
006	390503	0130	11/26/03	\$350,000	2000	0	8	1990	3	6474	N	N	25733 SE 39TH ST
006	390503	0500	5/16/03	\$350,000	2000	0	8	1991	3	5568	N	N	3942 258TH WY SE
006	390504	0170	9/9/03	\$341,750	2000	0	8	1990	3	7376	N	N	3913 255TH PL SE
006	390506	0030	10/3/03	\$369,900	2000	0	8	1991	3	11604	N	N	25718 SE 40TH ST
006	390508	0670	6/2/03	\$359,900	2000	0	8	1993	3	7002	N	N	4102 259TH AV SE
006	390508	0700	4/3/03	\$339,900	2000	0	8	1993	3	6068	N	N	25874 SE 42ND WY
006	352900	0100	4/28/04	\$375,000	2010	0	8	1988	3	7822	N	N	24715 SE 45TH CT
006	352900	0230	11/3/04	\$394,000	2010	0	8	1988	3	7444	N	N	4609 247TH PL SE
006	352900	0280	5/4/04	\$359,000	2010	0	8	1988	3	7748	N	N	4613 246TH PL SE
006	390490	1200	3/26/03	\$339,950	2010	0	8	1986	3	11817	N	N	4333 239TH PL SE
006	390496	0340	3/19/04	\$338,000	2010	0	8	1989	3	6333	N	N	24301 SE 34TH PL
006	390496	0850	11/14/03	\$340,000	2010	0	8	1989	3	6441	N	N	24322 SE 34TH PL
006	390496	0850	6/2/04	\$365,000	2010	0	8	1989	3	6441	N	N	24322 SE 34TH PL
006	390497	0450	4/11/03	\$319,000	2010	0	8	1989	3	5526	N	N	24814 SE 38TH ST
006	390505	0430	3/13/04	\$343,000	2010	0	8	1990	3	5535	N	N	3603 252ND PL SE
006	390508	0860	9/16/04	\$380,000	2010	0	8	1994	3	6461	N	N	25837 SE 41ST PL
006	390508	1170	1/17/03	\$347,500	2010	0	8	1992	3	6776	N	N	4132 257TH CT SE
006	390508	1630	8/17/04	\$389,500	2010	0	8	1994	3	6643	N	N	4223 258TH AV SE
006	352900	0140	5/6/03	\$342,500	2020	0	8	1988	3	7640	N	N	4612 247TH PL SE
006	352900	0720	10/29/04	\$398,000	2020	0	8	1988	3	7387	N	N	24421 SE 46TH CT
006	390504	1000	5/30/03	\$330,750	2020	0	8	1991	3	5945	N	N	25407 SE 42ND ST
006	390508	0020	1/28/03	\$320,000	2020	0	8	1994	3	5508	N	N	25613 SE 42ND WY
006	390508	1900	4/7/04	\$367,950	2020	0	8	1994	3	6249	N	N	4202 257TH PL SE
006	390504	0260	7/22/04	\$399,900	2030	0	8	1991	3	6537	N	N	25553 SE 40TH CT
006	390504	0410	12/16/04	\$415,000	2030	0	8	1991	3	8096	N	N	25500 SE 41ST CT
006	390508	0060	2/13/03	\$334,000	2030	0	8	1994	3	6295	N	N	25629 SE 42ND WY

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Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390508	1660	10/16/03	\$343,000	2030	0	8	1993	3	5995	N	N	4235 258TH AV SE
006	390493	0360	8/29/03	\$334,000	2040	0	8	1988	3	5114	N	N	3803 242ND AV SE
006	390493	0360	11/2/04	\$375,000	2040	0	8	1988	3	5114	N	N	3803 242ND AV SE
006	390493	0780	4/28/03	\$314,000	2040	0	8	1988	3	4512	N	N	24226 SE 40TH ST
006	390497	0060	9/2/03	\$319,000	2040	0	8	1989	3	5012	N	N	3733 248TH AV SE
006	807835	0090	10/4/04	\$355,000	2040	0	8	1987	3	7503	N	N	23821 SE 40TH PL
006	352900	0160	10/8/04	\$389,900	2050	0	8	1989	3	7290	N	N	4624 247TH PL SE
006	390492	0520	4/23/04	\$372,558	2050	0	8	1987	3	9657	N	N	4240 245TH AV SE
006	390495	0270	12/6/04	\$357,950	2050	0	8	1989	3	5045	N	N	3747 246TH AV SE
006	390505	0480	2/17/04	\$320,000	2050	0	8	1990	3	5885	N	N	3623 252ND PL SE
006	390508	0550	5/21/03	\$323,000	2050	0	8	1994	3	4930	N	N	25843 SE 42ND WY
006	390508	1480	8/20/04	\$390,000	2050	0	8	1993	3	4461	N	N	25744 SE 41ST ST
006	390490	0190	5/24/04	\$368,000	2060	0	8	1985	3	9000	N	N	24012 SE 42ND ST
006	390505	0220	9/26/03	\$312,500	2060	0	8	1989	3	5264	N	N	25225 SE 35TH ST
006	390505	0440	3/11/04	\$356,000	2060	0	8	1990	3	5535	N	N	3607 252ND PL SE
006	390508	0290	3/10/03	\$319,000	2060	0	8	1993	3	4499	N	N	4282 258TH AV SE
006	390512	0100	3/3/03	\$354,950	2060	0	8	1996	3	5594	N	N	4018 249TH AV SE
006	390512	0120	9/30/03	\$365,000	2060	0	8	1996	3	5992	N	N	24917 SE 40TH DR
006	352900	0850	7/6/04	\$385,000	2070	0	8	1988	3	7020	N	N	24506 SE 45TH WY
006	352900	0850	7/7/04	\$385,000	2070	0	8	1988	3	7020	N	N	24506 SE 45TH WY
006	352900	0870	7/20/03	\$354,000	2070	0	8	1988	3	6360	N	N	24518 SE 45TH WY
006	390490	1100	6/9/04	\$397,500	2070	0	8	1985	3	14611	N	N	4385 239TH PL SE
006	390490	2400	1/28/04	\$340,000	2070	0	8	1986	3	8504	N	N	24235 SE 45TH ST
006	390503	0910	6/8/04	\$371,500	2070	0	8	1990	3	12012	N	N	3906 259TH AV SE
006	390512	0060	8/8/03	\$340,000	2070	0	8	1996	3	5000	N	N	4048 249TH AV SE
006	390512	0930	8/30/04	\$360,000	2070	0	8	1996	3	5000	N	N	4028 252ND AV SE
006	390492	0010	4/23/04	\$415,000	2080	1060	8	1987	3	7279	N	N	4255 244TH PL SE
006	390493	0200	11/7/03	\$331,500	2080	0	8	1988	3	4950	N	N	4013 242ND AV SE
006	390493	0740	9/13/04	\$354,990	2080	0	8	1988	3	4453	N	N	24210 SE 40TH ST
006	390493	0840	11/22/04	\$355,000	2080	0	8	1988	3	4500	N	N	4012 243RD PL SE
006	390495	0140	8/20/03	\$312,000	2080	0	8	1988	3	4661	N	N	3710 246TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390503	0260	6/24/03	\$337,000	2080	0	8	1990	3	6075	N	N	25748 SE 40TH ST
006	807835	0520	9/8/04	\$369,950	2080	0	8	1988	3	7749	N	N	23812 SE 40TH PL
006	390493	0110	2/23/04	\$337,000	2090	0	8	1988	3	5137	N	N	24221 SE 40TH PL
006	390496	0190	8/10/04	\$376,000	2090	0	8	1989	3	6931	N	N	24619 SE 37TH ST
006	390499	0300	8/27/04	\$367,100	2090	0	8	1989	3	5926	N	N	3511 253RD CT SE
006	390503	0040	4/26/04	\$345,000	2090	0	8	1990	3	6370	N	N	25758 SE 39TH ST
006	390503	0040	12/16/04	\$389,000	2090	0	8	1990	3	6370	N	N	25758 SE 39TH ST
006	390503	0090	7/7/04	\$365,000	2090	0	8	1990	3	10645	N	N	25730 SE 39TH ST
006	390503	0110	8/6/03	\$362,500	2090	0	8	1990	3	11439	N	N	25722 SE 39TH ST
006	390503	0120	8/25/04	\$397,000	2090	0	8	1990	3	8498	N	N	25725 SE 39TH ST
006	390503	0290	8/25/03	\$369,900	2090	0	8	1991	3	7947	N	N	25735 SE 40TH ST
006	390504	0440	2/10/03	\$329,950	2090	0	8	1991	3	4267	N	N	25545 SE 41ST CT
006	807835	0030	4/17/03	\$364,000	2090	0	8	1988	3	7064	N	N	4055 238TH PL SE
006	352900	0220	6/16/04	\$385,000	2100	0	8	1989	3	8128	N	N	4617 247TH PL SE
006	352900	0920	6/10/04	\$384,950	2100	0	8	1988	3	6360	N	N	24610 SE 45TH WY
006	390493	0190	6/6/03	\$322,900	2100	0	8	1988	3	4950	N	N	4017 242ND AV SE
006	390493	0760	8/9/04	\$350,000	2100	0	8	1988	3	4627	N	N	24218 SE 40TH ST
006	390493	0910	3/5/04	\$355,000	2100	0	8	1988	3	4453	N	N	24211 SE 40TH ST
006	390493	0990	8/23/04	\$383,000	2100	0	8	1987	3	4500	N	N	4015 243RD PL SE
006	390496	0520	9/28/04	\$331,306	2100	0	8	1989	3	6000	N	N	3512 243RD AV SE
006	390496	0520	11/24/04	\$405,000	2100	0	8	1989	3	6000	N	N	3512 243RD AV SE
006	390499	0470	6/14/04	\$379,900	2100	0	8	1989	3	5840	N	N	3578 253RD CT SE
006	390503	0080	9/15/04	\$378,000	2100	0	8	1990	3	9430	N	N	25734 SE 39TH ST
006	390503	0340	12/2/04	\$408,000	2100	0	8	1991	3	6852	N	N	25755 SE 40TH ST
006	390503	0740	7/18/03	\$386,000	2100	0	8	1991	3	9221	N	N	3932 259TH AV SE
006	352900	0390	2/5/03	\$343,000	2110	0	8	1988	3	6881	N	N	4614 244TH PL SE
006	352900	0680	3/25/04	\$393,000	2110	0	8	1988	3	7646	N	N	24509 SE 45TH WY
006	352900	0820	6/20/03	\$381,000	2110	1000	8	1988	3	7459	N	N	4547 244TH PL SE
006	390490	0040	7/7/03	\$320,000	2110	0	8	1986	3	11948	N	N	4251 239TH PL SE
006	390490	0640	8/13/04	\$355,000	2110	0	8	1985	3	6685	N	N	23919 SE 42ND CT
006	390494	0350	2/17/04	\$355,900	2110	0	8	1988	3	8835	N	N	24506 SE 37TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	142406	9101	4/22/03	\$390,000	2120	480	8	1994	3	13759	N	N	25737 SE 42ND WY
006	390491	0640	7/19/04	\$363,000	2120	0	8	1987	3	7772	N	N	4334 243RD AV SE
006	390496	0690	11/4/04	\$386,500	2120	0	8	1989	3	7401	N	N	3425 241ST PL SE
006	390512	0020	7/1/03	\$363,500	2120	0	8	1994	3	5363	N	N	24910 SE 41ST DR
006	390512	0220	2/12/04	\$369,000	2120	0	8	1994	3	5582	N	N	4062 250TH AV SE
006	390512	0240	8/20/03	\$368,650	2120	0	8	1994	3	5542	N	N	4052 250TH AV SE
006	390512	0750	4/7/04	\$390,000	2120	0	8	1994	3	6924	N	N	24912 SE 40TH DR
006	390512	1090	10/30/03	\$367,500	2120	0	8	1994	3	5015	N	N	25001 SE 41ST DR
006	390512	1100	3/26/04	\$372,000	2120	0	8	1994	3	5188	N	N	24919 SE 41ST DR
006	390490	0950	9/29/03	\$350,000	2130	0	8	1986	3	9311	N	N	23901 SE 42ND PL
006	390492	0180	5/29/03	\$325,000	2130	0	8	1987	3	7440	N	N	24539 SE 44TH ST
006	390508	0100	8/27/04	\$370,000	2130	0	8	1994	3	5421	N	N	4221 257TH PL SE
006	390508	0300	9/3/03	\$344,500	2130	0	8	1993	3	4668	N	N	4278 258TH AV SE
006	390492	1250	6/11/03	\$425,000	2140	1230	8	1988	3	7313	N	N	24414 SE 46TH CT
006	390508	0460	4/19/04	\$380,000	2140	0	8	1993	3	5266	N	N	4214 258TH AV SE
006	390492	0310	9/18/03	\$359,900	2150	0	8	1988	3	7245	N	N	24509 SE 43RD PL
006	390494	0050	6/18/03	\$342,000	2150	0	8	1988	3	13012	N	N	24519 SE 39TH PL
006	390496	0880	5/28/03	\$365,000	2150	0	8	1989	3	6825	N	N	24414 SE 34TH PL
006	390504	0230	5/14/04	\$360,000	2150	0	8	1992	3	6517	N	N	25556 SE 40TH CT
006	390508	0620	3/24/03	\$365,000	2150	0	8	1993	3	7202	N	N	25921 SE 41ST CT
006	390508	1580	5/12/03	\$347,000	2150	0	8	1993	3	4702	N	N	25846 SE 41ST ST
006	807838	0020	2/4/03	\$360,000	2150	0	8	1988	3	7026	N	N	23965 SE 41ST PL
006	390494	0160	7/11/03	\$350,000	2160	0	8	1988	3	7584	N	N	24557 SE 39TH PL
006	390508	0690	8/1/03	\$369,000	2160	0	8	1993	3	5775	N	N	4115 259TH AV SE
006	390490	0930	7/25/03	\$345,000	2170	0	8	1987	3	7200	N	N	23913 SE 42ND PL
006	390512	0230	5/1/04	\$356,000	2170	0	8	1994	3	5527	N	N	4058 250TH AV SE
006	390492	1260	6/16/04	\$389,900	2180	0	8	1988	3	7485	N	N	24401 SE 46TH CT
006	390512	0830	11/18/04	\$399,900	2180	0	8	1994	3	5496	N	N	25032 SE 40TH DR
006	390490	0550	2/24/04	\$358,950	2200	0	8	1986	3	6056	N	N	24017 SE 42ND ST
006	390490	0600	8/26/03	\$345,000	2200	0	8	1987	3	6567	N	N	23903 SE 42ND ST
006	390497	0080	4/22/03	\$326,450	2200	0	8	1989	3	5318	N	N	3745 248TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390497	0130	6/21/03	\$349,000	2200	0	8	1989	3	4482	N	N	24805 SE 38TH ST
006	390497	0260	6/27/03	\$355,000	2200	0	8	1989	3	4933	N	N	24846 SE 37TH PL
006	390499	0650	11/1/03	\$336,000	2200	0	8	1989	3	4881	N	N	3609 254TH AV SE
006	390504	0660	4/5/04	\$361,000	2200	0	8	1991	3	4760	N	N	25415 SE 42ND PL
006	390504	0700	8/7/03	\$340,000	2200	0	8	1992	3	4760	N	N	25439 SE 42ND PL
006	390490	2230	9/11/03	\$355,000	2210	0	8	1986	3	9191	N	N	24110 SE 44TH CT
006	390499	0480	1/29/03	\$332,000	2210	0	8	1989	3	6417	N	N	3572 253RD CT SE
006	807838	0340	4/15/04	\$389,950	2210	0	8	1988	3	7839	N	N	23958 SE 41ST PL
006	390490	1150	4/22/03	\$351,300	2220	0	8	1985	3	12720	N	N	4357 239TH PL SE
006	390497	0010	4/26/04	\$359,500	2220	0	8	1989	3	7666	N	N	3703 248TH AV SE
006	390497	0210	4/20/04	\$377,000	2220	0	8	1989	3	7029	N	N	24853 SE 38TH ST
006	390499	0520	5/5/03	\$324,950	2220	0	8	1989	3	6743	N	N	3524 253RD CT SE
006	390505	0370	11/10/04	\$377,000	2220	0	8	1989	3	7167	N	N	3525 252ND PL SE
006	390505	0530	3/24/03	\$347,000	2220	0	8	1990	3	6556	N	N	3643 252ND PL SE
006	390508	0390	7/19/04	\$390,000	2220	0	8	1993	3	4500	N	N	4242 258TH AV SE
006	390508	1640	7/22/04	\$376,000	2220	0	8	1993	3	4500	N	N	4227 258TH AV SE
006	390512	0270	6/17/04	\$375,000	2220	0	8	1995	3	6239	N	N	4034 250TH AV SE
006	390512	0620	12/22/04	\$420,000	2220	0	8	1994	3	5302	N	N	25018 SE 41ST DR
006	390512	0720	11/10/03	\$386,500	2220	0	8	1996	3	6990	N	N	4015 249TH AV SE
006	390512	1080	11/4/03	\$358,000	2220	0	8	1994	3	5000	N	N	25007 SE 41ST DR
006	390490	0970	8/14/03	\$346,000	2230	0	8	1986	3	9525	N	N	4336 239TH PL SE
006	390494	0210	12/1/03	\$360,950	2230	0	8	1988	3	7109	N	N	24554 SE 39TH PL
006	390504	0910	9/28/04	\$397,800	2230	0	8	1991	3	5826	N	N	4253 255TH PL SE
006	679115	0090	9/16/03	\$379,990	2240	0	8	1980	3	29154	N	N	23839 SE 33RD ST
006	390504	0450	11/18/03	\$342,000	2250	0	8	1991	3	4760	N	N	25551 SE 41ST CT
006	390490	1260	2/10/03	\$339,000	2260	0	8	1987	3	8674	N	N	4305 239TH PL SE
006	390499	0760	8/20/04	\$380,000	2260	0	8	1990	3	5728	N	N	25319 SE 36TH CT
006	390508	0880	3/10/03	\$357,500	2260	0	8	1994	3	7764	N	N	25836 SE 41ST PL
006	390508	0880	10/19/04	\$415,000	2260	0	8	1994	3	7764	N	N	25836 SE 41ST PL
006	390499	0730	11/10/03	\$344,950	2280	0	8	1989	3	5924	N	N	25318 SE 36TH CT
006	390503	0850	10/14/03	\$379,950	2280	0	8	1990	3	7794	N	N	25930 SE 39TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390508	0080	3/5/03	\$350,000	2280	0	8	1994	3	6637	N	N	4213 257TH PL SE
006	807835	0100	4/1/04	\$370,500	2280	0	8	1987	3	7219	N	N	23827 SE 40TH PL
006	390490	1110	11/5/04	\$404,000	2290	0	8	1985	3	13247	N	N	4381 239TH PL SE
006	390490	1920	11/21/03	\$350,000	2290	0	8	1986	3	8158	N	N	24254 SE 44TH PL
006	390503	0750	5/18/04	\$407,000	2290	0	8	1990	3	7468	N	N	25915 SE 39TH PL
006	390490	1980	5/20/04	\$389,000	2300	0	8	1986	3	7221	N	N	24204 SE 44TH PL
006	390490	2220	9/20/04	\$394,000	2300	0	8	1986	3	7837	N	N	24114 SE 44TH CT
006	390503	0780	9/7/04	\$430,000	2320	0	8	1991	3	7333	N	N	25947 SE 39TH PL
006	390490	2410	2/6/03	\$354,000	2330	0	8	1986	3	10237	N	N	24243 SE 45TH ST
006	390492	0570	10/6/04	\$410,000	2330	0	8	1987	3	6835	N	N	4249 245TH AV SE
006	390503	0900	8/26/03	\$405,000	2340	0	8	1990	3	11323	N	N	25900 SE 39TH PL
006	390512	0670	7/23/03	\$389,000	2340	0	8	1996	3	5340	N	N	4045 249TH AV SE
006	390512	0710	11/8/04	\$420,888	2340	0	8	1996	3	6630	N	N	4021 249TH AV SE
006	390490	2310	4/10/03	\$376,000	2350	0	8	1985	3	9402	N	N	24135 SE 44TH CT
006	390507	0040	8/18/03	\$395,000	2350	0	8	1992	3	7294	N	N	25967 SE 39TH PL
006	807835	0080	6/5/03	\$310,000	2350	0	8	1988	3	7217	N	N	23815 SE 40TH PL
006	390494	0020	12/5/03	\$360,000	2410	0	8	1988	3	11016	N	N	24507 SE 39TH PL
006	390492	0510	11/18/03	\$400,000	2420	0	8	1987	3	7229	N	N	4246 245TH AV SE
006	390508	0490	3/2/04	\$381,000	2420	0	8	1994	3	7095	N	N	25807 SE 42ND WY
006	390507	0020	10/11/04	\$472,000	2430	0	8	1993	3	8703	N	N	25966 SE 39TH PL
006	390512	0870	4/23/03	\$362,000	2460	0	8	1995	3	5000	N	N	4002 252ND AV SE
006	390492	0320	12/14/04	\$418,500	2540	0	8	1988	3	7723	N	N	24513 SE 43RD PL
006	390495	0350	8/16/04	\$402,000	2540	0	8	1988	3	8172	N	N	24525 SE 37TH ST
006	390494	0100	11/11/03	\$425,000	2580	0	8	1988	3	11225	N	N	3916 245TH CT SE
006	807838	0030	6/4/03	\$395,000	2580	0	8	1988	3	7083	N	N	23971 SE 41ST PL
006	807838	0140	4/2/03	\$370,000	2590	0	8	1988	3	7322	N	N	4040 240TH PL SE
006	807838	0220	12/26/03	\$422,900	2620	0	8	1988	3	7968	N	N	4041 240TH PL SE
006	807838	0080	5/27/03	\$399,950	2640	0	8	1988	3	7200	N	N	4076 240TH PL SE
006	390505	0040	12/31/04	\$446,000	2660	0	8	1990	3	6886	N	N	3632 252ND PL SE
006	390505	0360	6/23/03	\$395,000	2660	0	8	1990	3	7343	N	N	3521 252ND PL SE
006	390505	0180	11/18/04	\$448,800	2660	0	8	1989	3	6294	N	N	3518 252ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	807838	0060	1/16/04	\$420,750	2990	0	8	1988	3	7530	N	N	4088 240TH PL SE
006	807836	0120	6/17/04	\$370,000	1290	1090	9	1990	3	7568	N	N	23818 SE 41ST ST
006	807836	0260	12/20/04	\$415,000	1890	0	9	1989	3	7921	N	N	4108 238TH CT SE
006	807836	0060	7/21/03	\$360,000	1980	0	9	1990	3	6813	N	N	23906 SE 41ST ST
006	807910	0280	4/2/03	\$355,000	1990	0	9	1989	3	9361	N	N	24701 SE 45TH PL
006	807910	0340	3/26/04	\$405,000	1990	0	9	1988	3	7398	N	N	24529 SE 45TH ST
006	807910	0870	9/28/04	\$400,000	2030	0	9	1988	3	7779	N	N	4427 246TH AV SE
006	031840	0170	4/12/03	\$350,000	2040	0	9	1993	3	6522	N	N	24444 SE 47TH CT
006	807910	0800	4/10/03	\$375,000	2040	0	9	1988	3	7516	N	N	24514 SE 45TH ST
006	807910	0720	12/7/04	\$425,000	2110	0	9	1989	3	8017	N	N	24448 SE 45TH ST
006	807910	0010	1/21/04	\$399,000	2130	0	9	1988	3	7313	N	N	4412 246TH AV SE
006	807910	0080	4/12/04	\$412,000	2130	0	9	1988	3	8122	N	N	24630 SE 44TH CT
006	807910	0100	10/27/03	\$406,000	2130	0	9	1988	3	9934	N	N	24642 SE 44TH CT
006	807839	0050	4/9/03	\$372,000	2160	0	9	1989	3	7350	N	N	3942 240TH PL SE
006	807910	0360	4/26/04	\$410,000	2160	0	9	1989	3	7000	N	N	24517 SE 45TH ST
006	327693	0250	6/25/04	\$455,500	2220	0	9	1987	3	38051	N	N	2635 261ST AV SE
006	327693	0400	8/10/04	\$452,319	2220	0	9	1989	3	36085	N	N	26028 SE 29TH ST
006	869139	0360	8/19/03	\$425,000	2230	0	9	2003	3	7316	N	N	820 274TH PL SE
006	807910	0820	9/15/03	\$427,000	2250	0	9	1989	3	7848	N	N	24532 SE 45TH ST
006	390500	0200	11/12/03	\$385,000	2260	0	9	1989	3	7753	N	N	3809 260TH AV SE
006	390492	0870	6/18/03	\$355,000	2290	0	9	1987	3	9680	N	N	24613 SE 44TH ST
006	390493	1020	1/5/04	\$392,500	2290	0	9	1987	3	9930	N	N	24346 SE 40TH PL
006	390493	1020	12/23/04	\$438,000	2290	0	9	1987	3	9930	N	N	24346 SE 40TH PL
006	807910	0490	6/3/04	\$424,950	2310	0	9	1989	3	9216	N	N	24405 SE 44TH CT
006	390490	2580	4/26/04	\$458,000	2330	0	9	1987	3	10955	N	N	24122 SE 45TH PL
006	390492	1140	4/20/04	\$398,000	2350	0	9	1989	3	7771	N	N	24526 SE 42ND PL
006	114990	0080	10/2/03	\$436,000	2360	0	9	1993	3	8749	N	N	24329 SE 46TH WY
006	869139	0370	9/10/03	\$425,000	2400	0	9	2003	3	6246	N	N	819 274TH PL SE
006	869139	0720	6/2/04	\$514,950	2400	0	9	2003	3	5250	N	N	27318 SE 8TH PL
006	031840	0060	5/6/04	\$400,000	2430	0	9	1992	3	6499	N	N	4655 244TH PL SE
006	031840	0270	9/12/03	\$438,000	2430	0	9	1991	3	9720	N	N	24438 SE 46TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869139	0320	12/19/03	\$444,950	2430	0	9	2004	3	5251	N	N	910 274TH PL SE
006	869139	0740	9/13/04	\$519,900	2430	0	9	2003	3	6075	N	N	27310 SE 8TH PL
006	280600	0020	10/14/03	\$419,000	2460	0	9	1990	3	7224	N	N	3711 240TH PL SE
006	390501	0130	7/27/04	\$450,000	2500	0	9	1990	3	10164	N	N	25940 SE 37TH WY
006	807836	0040	4/7/04	\$409,000	2500	0	9	1990	3	7156	N	N	23918 SE 41ST ST
006	869131	0420	11/4/04	\$532,900	2500	0	9	1998	3	10215	N	N	1932 264TH PL SE
006	114960	0070	12/21/04	\$468,900	2520	0	9	1994	3	7016	N	N	24305 SE 47TH ST
006	327692	0150	6/2/04	\$459,900	2520	0	9	1989	3	31648	N	N	2908 266TH AV SE
006	390509	0110	3/22/04	\$410,000	2540	0	9	1992	3	8357	N	N	3988 262ND AV SE
006	390490	2480	10/30/03	\$399,950	2560	0	9	1986	3	14613	N	N	24139 SE 45TH PL
006	807910	0730	3/6/03	\$360,000	2560	0	9	1989	3	8661	N	N	4461 245TH PL SE
006	327692	0600	3/15/04	\$485,000	2580	0	9	1989	3	28250	N	N	3106 262ND AV SE
006	390509	0430	8/19/04	\$420,000	2590	0	9	1993	3	7174	N	N	4039 262ND AV SE
006	114990	0090	8/7/03	\$450,000	2600	0	9	1992	3	10635	N	N	24330 SE 46TH WY
006	390492	0880	7/11/03	\$389,000	2630	0	9	1988	3	9707	N	N	24617 SE 44TH ST
006	807839	0110	5/21/04	\$443,500	2640	0	9	1989	3	7444	N	N	3910 240TH PL SE
006	869140	0160	4/6/04	\$520,138	2640	0	9	2004	3	8782	N	N	27215 SE 12TH PL
006	390500	0220	8/3/04	\$449,500	2650	0	9	1989	3	8435	N	N	3821 260TH AV SE
006	807839	0030	7/2/03	\$405,000	2650	0	9	1989	3	6930	N	N	4012 240TH PL SE
006	869140	0230	4/23/04	\$507,000	2650	0	9	2004	3	7037	N	N	27236 SE 13TH PL
006	114960	0020	5/24/04	\$436,500	2660	0	9	1990	3	7980	N	N	24211 SE 47TH ST
006	807839	0130	3/25/04	\$430,600	2660	0	9	1989	3	9219	N	N	24011 SE 39TH CT
006	869137	0480	1/14/03	\$460,000	2660	0	9	2002	3	7398	N	N	27044 SE 9TH WY
006	869139	0810	10/21/03	\$469,000	2660	0	9	2003	3	5425	N	N	823 273RD PL SE
006	280600	0080	10/8/03	\$399,000	2670	0	9	1990	3	7494	N	N	3812 240TH PL SE
006	869137	0300	7/13/04	\$499,900	2670	0	9	2002	3	7066	N	N	27045 SE 9TH WY
006	869139	1040	1/14/03	\$475,990	2670	0	9	2002	3	5929	N	N	1011 272ND PL SE
006	869139	1060	3/19/03	\$475,990	2670	0	9	2002	3	5825	N	N	1019 272ND PL SE
006	869139	1150	1/29/03	\$449,990	2670	0	9	2002	3	5726	N	N	1012 272ND PL SE
006	869139	1170	2/11/03	\$495,693	2670	0	9	2002	3	6701	N	N	1004 272ND PL SE
006	390496	0980	9/29/03	\$465,000	2680	840	9	1989	3	7920	N	N	24646 SE 36TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	807839	0260	6/1/04	\$443,000	2690	0	9	1989	3	8118	N	N	23956 SE 40TH CT
006	869139	0460	3/20/03	\$478,950	2690	0	9	2002	3	6164	N	N	1011 274TH PL SE
006	390492	1160	8/18/03	\$429,900	2700	0	9	1988	3	8435	N	N	24518 SE 42ND PL
006	869139	1300	3/12/03	\$462,130	2700	0	9	2002	3	7064	N	N	925 SE 274TH WY
006	869139	1300	12/2/04	\$567,400	2700	0	9	2002	3	7064	N	N	925 SE 274TH WY
006	114960	0110	1/21/03	\$413,000	2710	0	9	1990	3	8007	N	N	24228 SE 47TH ST
006	390500	0570	12/16/04	\$457,000	2710	0	9	1990	3	7993	N	N	26111 SE 39TH WY
006	390492	0930	7/22/03	\$500,000	2730	1160	9	1989	3	14894	N	N	24647 SE 44TH ST
006	869139	0490	3/17/03	\$449,950	2760	0	9	2002	3	5000	N	N	1006 SE 274TH WY
006	869139	1130	1/14/03	\$449,990	2760	0	9	2002	3	5556	N	N	1020 272ND PL SE
006	869139	1160	4/22/03	\$449,990	2760	0	9	2002	3	5796	N	N	1008 272ND PL SE
006	869139	1270	6/10/04	\$528,500	2760	0	9	2003	3	5471	N	N	913 274TH ST SE
006	869130	0300	8/12/04	\$552,500	2770	0	9	1996	3	10985	N	N	2234 273RD CT SE
006	869139	0390	6/29/04	\$512,431	2770	0	9	2004	3	5742	N	N	903 274TH PL SE
006	869139	0420	6/24/03	\$469,000	2770	0	9	2003	3	5000	N	N	915 274TH PL SE
006	869139	0420	7/13/04	\$506,000	2770	0	9	2003	3	5000	N	N	915 274TH PL SE
006	869139	0530	5/6/04	\$512,500	2770	0	9	2004	3	5686	N	N	912 274TH ST SE
006	869139	0690	2/2/04	\$534,444	2770	0	9	2004	3	5250	N	N	27406 SE 8TH PL
006	869139	0750	4/15/04	\$489,000	2770	0	9	2004	3	5630	N	N	27306 SE 8TH PL
006	869139	0820	12/2/03	\$468,990	2810	0	9	2003	3	5466	N	N	901 273RD PL SE
006	869139	0920	6/24/03	\$459,990	2810	0	9	2003	3	6225	N	N	824 272ND PL SE
006	869139	1000	10/24/03	\$465,990	2810	0	9	2003	3	5817	N	N	913 272ND PL SE
006	869139	1180	5/4/04	\$466,990	2810	0	9	2003	3	5621	N	N	27206 SE 10TH ST
006	869139	1190	10/9/03	\$497,775	2810	0	9	2003	3	5975	N	N	27210 SE 10TH ST
006	869139	1340	6/21/04	\$479,990	2810	0	9	2004	3	6043	N	N	27320 SE 10TH CT
006	869139	1360	6/11/04	\$479,950	2810	0	9	2004	3	5728	N	N	27312 SE 10TH CT
006	869139	1450	2/25/04	\$495,990	2810	0	9	2004	3	7940	N	N	27333 SE 10TH CT
006	390500	0140	3/10/04	\$437,950	2820	0	9	1989	3	8912	N	N	26022 SE 38TH ST
006	869137	0470	8/15/03	\$489,900	2820	0	9	2001	3	7548	N	N	27038 SE 9TH WY
006	869137	0560	2/19/03	\$499,950	2820	0	9	2003	3	7996	N	N	26924 SE 9TH WY
006	869137	0560	6/24/04	\$531,500	2820	0	9	2003	3	7996	N	N	26924 SE 9TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869139	0110	11/20/03	\$519,990	2820	0	9	2003	3	7912	N	N	812 275TH PL SE
006	869137	0470	10/18/04	\$554,900	2820	0	9	2001	3	7548	N	N	27038 SE 9TH WY
006	869131	0380	6/18/03	\$525,950	2830	0	9	1998	3	10240	N	N	2022 264TH PL SE
006	390509	0040	9/16/04	\$466,950	2850	0	9	1993	3	7813	N	N	3952 262ND AV SE
006	869139	0680	7/12/04	\$584,950	2850	0	9	2004	3	5250	N	N	27410 SE 8TH PL
006	869139	0410	8/12/04	\$505,000	2870	0	9	2004	3	5000	N	N	911 274TH PL SE
006	869139	0480	1/30/03	\$467,950	2870	0	9	2002	3	5000	N	N	1010 274TH PL SE
006	390509	0300	7/26/04	\$485,000	2880	0	9	1992	3	7354	N	N	4021 262ND PL SE
006	869130	0500	2/26/03	\$475,000	2880	0	9	1996	3	12349	N	N	2243 275TH CT SE
006	390500	0450	8/10/04	\$460,000	2890	0	9	1989	3	8444	N	N	26041 SE 38TH ST
006	869139	0880	10/16/03	\$449,990	2890	0	9	2003	3	5410	N	N	914 272ND PL SE
006	869139	0950	5/27/03	\$463,990	2890	0	9	2002	3	6160	N	N	815 272ND PL SE
006	869139	1080	6/11/03	\$455,000	2890	0	9	2002	3	5849	N	N	1027 272ND PL SE
006	869139	1120	5/16/03	\$458,990	2890	0	9	2002	3	5612	N	N	1024 272ND PL SE
006	869139	0630	3/15/04	\$520,000	2900	0	9	2004	3	7246	N	N	27417 SE 8TH PL
006	869139	1320	4/26/04	\$473,990	2900	0	9	2004	3	5511	N	N	27328 SE 10TH CT
006	869139	0380	10/1/04	\$505,000	2910	0	9	2004	3	5181	N	N	823 274TH PL SE
006	869139	0450	4/17/03	\$479,950	2910	0	9	2003	3	5000	N	N	1007 274TH PL SE
006	869139	0500	2/10/03	\$479,950	2910	0	9	2002	3	5000	N	N	928 SE 274TH WY
006	869139	0550	5/20/03	\$490,000	2910	0	9	2002	3	5428	N	N	904 SE 274TH WY
006	390500	0110	7/25/03	\$430,000	2920	0	9	1989	3	9555	N	N	26046 SE 38TH ST
006	390500	0240	8/26/03	\$433,000	2920	0	9	1989	3	8988	N	N	3833 260TH AV SE
006	869139	1370	7/20/04	\$478,990	2920	0	9	2004	3	6048	N	N	27308 SE 10TH CT
006	869140	0710	4/20/04	\$541,990	2920	0	9	2004	3	7243	N	N	1109 274TH PL SE
006	390500	0730	9/8/04	\$480,000	2930	0	9	1989	3	8590	N	N	3934 262ND AV SE
006	031840	0050	10/13/04	\$445,000	2950	0	9	1991	3	6999	N	N	4649 244TH PL SE
006	869139	0560	6/12/03	\$490,000	2950	0	9	2002	3	5560	N	N	27309 SE 8TH PL
006	869139	0620	3/26/04	\$478,644	2950	0	9	2004	3	6491	N	N	27413 SE 8TH PL
006	869139	0350	1/15/03	\$499,500	2970	0	9	2002	3	7387	N	N	824 274TH PL SE
006	327693	0020	8/18/04	\$610,000	2980	0	9	1987	3	31793	N	N	2640 262ND PL SE
006	869139	0290	4/22/03	\$519,000	2980	0	9	2003	3	5250	N	N	922 274TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869139	0340	8/15/03	\$540,000	2980	0	9	2003	3	7000	N	N	902 274TH PL SE
006	869139	0510	11/1/03	\$545,000	2980	0	9	2002	3	5000	N	N	920 274TH PL SE
006	869139	0580	2/26/04	\$555,000	2980	0	9	2004	3	5250	N	N	27321 SE 8TH PL
006	869139	0640	3/15/04	\$550,000	2980	0	9	2004	3	7134	N	N	27426 SE 8TH PL
006	869139	0700	2/13/04	\$550,309	2980	0	9	2004	3	5250	N	N	27402 SE 8TH PL
006	869139	0760	3/13/04	\$527,500	2980	0	9	2004	3	5753	N	N	27302 SE 8TH PL
006	869139	0440	9/25/03	\$475,000	2980	0	9	2004	3	5000	N	N	923 274TH PL SE
006	390509	0540	11/24/03	\$439,000	2990	0	9	1993	3	6884	N	N	3959 262ND AV SE
006	869139	0300	1/5/04	\$499,950	3000	0	9	2003	3	5250	N	N	918 274TH PL SE
006	869139	0600	5/21/04	\$552,950	3000	0	9	2004	3	6080	N	N	27405 SE 8TH PL
006	869139	1280	3/8/04	\$532,950	3000	0	9	2003	3	5611	N	N	917 274TH ST SE
006	869139	1410	6/18/04	\$498,000	3010	0	9	2004	3	6280	N	N	27317 SE 10TH CT
006	869139	1430	5/5/04	\$490,990	3010	0	9	2004	3	7263	N	N	27325 SE 10TH CT
006	390509	0270	7/28/03	\$480,000	3030	0	9	1992	3	8911	N	N	4035 262ND PL SE
006	115090	0050	2/27/04	\$510,000	3040	0	9	2003	3	6604	N	N	24267 SE 47TH PL
006	869140	0650	6/14/04	\$531,990	3040	0	9	2004	3	6438	N	N	1120 274TH PL SE
006	869139	0210	7/9/03	\$520,000	3050	0	9	2002	3	6955	N	N	905 275TH PL SE
006	869139	0470	12/5/03	\$550,000	3050	0	9	2002	3	7009	N	N	1014 274TH PL SE
006	869139	1290	5/22/03	\$507,000	3050	0	9	2002	3	5735	N	N	921 SE 274TH WY
006	114990	0240	4/26/04	\$504,000	3060	0	9	1993	3	8933	N	N	4629 243RD CT SE
006	869139	0140	5/19/03	\$523,854	3070	0	9	2003	3	8304	N	N	801 275TH PL SE
006	869139	0190	3/20/03	\$502,331	3070	0	9	2003	3	7564	N	N	817 275TH PL SE
006	869139	0050	3/3/03	\$557,950	3080	0	9	2003	3	7475	N	N	916 275TH PL SE
006	869139	0240	7/13/04	\$535,000	3080	0	9	2004	3	6955	N	N	919 275TH PL SE
006	869139	0280	5/1/03	\$489,000	3080	0	9	2003	3	5250	N	N	1004 274TH PL SE
006	869139	0400	1/13/04	\$510,000	3080	0	9	2003	3	5479	N	N	907 274TH PL SE
006	869139	0430	5/12/03	\$502,000	3080	0	9	2002	3	5000	N	N	919 274TH PL SE
006	869139	0570	11/10/03	\$505,000	3080	0	9	2003	3	5250	N	N	27317 SE 8TH PL
006	869139	0590	1/21/04	\$517,771	3080	0	9	2003	3	5250	N	N	27325 SE 8TH PL
006	869139	0650	5/20/03	\$536,902	3080	0	9	2003	3	6550	N	N	27422 SE 8TH PL
006	869139	0710	11/19/03	\$561,951	3080	0	9	2003	3	5250	N	N	27322 SE 8TH PL

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869139	0730	7/1/04	\$524,950	3080	0	9	2004	3	5311	N	N	27314 SE 8TH PL
006	869139	0770	12/5/03	\$529,272	3080	0	9	2003	3	5974	N	N	27303 SE 8TH PL
006	869140	0320	7/1/04	\$664,000	3080	0	9	2004	3	9007	N	N	27201 SE 13TH PL
006	869131	0810	3/26/03	\$493,000	3090	0	9	1998	3	12416	N	N	2157 266TH CT SE
006	390500	0650	5/1/04	\$475,000	3100	0	9	1990	3	8453	N	N	26122 SE 39TH CT
006	390509	0480	6/16/03	\$435,000	3100	0	9	1992	3	8246	N	N	3985 262ND AV SE
006	390509	0480	11/2/04	\$525,000	3100	0	9	1992	3	8246	N	N	3985 262ND AV SE
006	869139	1070	2/24/03	\$460,848	3100	0	9	2002	3	5997	N	N	1023 272ND PL SE
006	869139	1110	3/5/03	\$458,990	3100	0	9	2002	3	5599	N	N	1028 272ND PL SE
006	390501	0170	5/13/04	\$469,000	3110	0	9	1990	3	10664	N	N	25927 SE 37TH WY
006	869139	1260	3/16/04	\$516,331	3140	0	9	2004	3	5990	N	N	27323 SE 9TH PL
006	869140	0080	11/18/04	\$685,000	3150	0	9	2004	3	7035	N	N	1105 273RD PL SE
006	869139	0020	3/28/03	\$559,000	3170	0	9	2002	3	7475	N	N	1012 275TH PL SE
006	869139	0040	1/20/04	\$569,000	3170	0	9	2004	3	7475	N	N	922 275TH PL SE
006	869139	0220	6/24/03	\$554,000	3170	0	9	2003	3	6955	N	N	909 275TH PL SE
006	869139	0540	6/12/03	\$499,950	3170	0	9	2002	3	4700	N	N	908 SE 274TH WY
006	869140	0150	6/3/04	\$597,500	3180	0	9	2004	3	8922	N	N	27223 SE 12TH PL
006	115090	0030	10/31/03	\$495,000	3190	0	9	2003	3	6663	N	N	24243 SE 47TH PL
006	115090	0100	4/13/04	\$534,990	3190	0	9	2003	3	6300	N	N	24250 SE 47TH PL
006	869140	0130	6/30/04	\$619,950	3200	0	9	2004	3	9577	N	N	27216 SE 12TH PL
006	869140	0410	9/9/04	\$674,950	3200	0	9	2004	3	7777	N	N	27237 SE 13TH PL
006	390500	0040	6/25/04	\$520,590	3220	0	9	1989	3	8699	N	N	26148 SE 39TH WY
006	390509	0260	7/12/04	\$516,000	3230	0	9	1992	3	8100	N	N	26209 SE 40TH PL
006	869139	0830	9/18/03	\$477,000	3240	0	9	2003	3	5466	N	N	905 273RD PL SE
006	869139	0850	11/17/03	\$479,990	3240	0	9	2003	3	5570	N	N	913 273RD PL SE
006	869139	0850	9/29/04	\$512,500	3240	0	9	2003	3	5570	N	N	913 273RD PL SE
006	869139	0870	7/23/03	\$478,990	3240	0	9	2003	3	6222	N	N	918 272ND PL SE
006	869139	0900	7/14/03	\$476,990	3240	0	9	2003	3	5614	N	N	906 272ND PL SE
006	869139	0940	6/20/03	\$470,000	3240	0	9	2002	3	5833	N	N	816 272ND PL SE
006	869139	0970	4/24/03	\$489,990	3240	0	9	2002	3	6162	N	N	823 272ND PL SE
006	869139	0990	6/11/03	\$489,990	3240	0	9	2003	3	6929	N	N	907 272ND PL SE

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Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869139	1210	10/17/03	\$481,990	3240	0	9	2003	3	7144	N	N	920 273RD PL SE
006	869139	1310	2/17/04	\$499,990	3240	0	9	2004	3	6769	N	N	27332 SE 10TH CT
006	869139	1330	4/21/04	\$499,990	3240	0	9	2004	3	6549	N	N	27324 SE 10TH CT
006	869139	1390	5/23/04	\$505,000	3240	0	9	2004	3	5653	N	N	27309 SE 10TH ST
006	869139	1420	12/18/03	\$501,990	3240	0	9	2004	3	6918	N	N	27321 SE 10TH CT
006	869139	0070	7/23/03	\$581,937	3250	0	9	2003	3	7475	N	N	908 275TH PL SE
006	869139	0010	6/9/04	\$625,990	3290	0	9	2004	3	7475	N	N	1102 275TH PL SE
006	869139	0090	11/21/03	\$545,000	3290	0	9	2003	3	7717	N	N	820 275TH PL SE
006	869139	0150	10/24/03	\$530,000	3290	0	9	2003	3	6825	N	N	805 275TH PL SE
006	869139	0180	4/22/03	\$525,990	3290	0	9	2003	3	7302	N	N	813 275TH PL SE
006	869139	0860	12/24/03	\$476,990	3290	0	9	2003	3	6628	N	N	917 273RD PL SE
006	869139	0960	5/6/03	\$483,990	3290	0	9	2002	3	6159	N	N	819 272ND PL SE
006	869139	0980	6/30/03	\$477,000	3290	0	9	2003	3	5951	N	N	903 272ND PL SE
006	869139	0980	8/10/04	\$549,950	3290	0	9	2003	3	5951	N	N	903 272ND PL SE
006	869139	1010	8/19/03	\$489,990	3290	0	9	2003	3	6934	N	N	915 272ND PL SE
006	869139	1030	2/28/03	\$468,490	3290	0	9	2002	3	5647	N	N	1007 272ND PL SE
006	869139	1090	3/25/03	\$488,100	3290	0	9	2002	3	6465	N	N	1031 272ND PL SE
006	869139	1140	4/18/03	\$459,990	3290	0	9	2002	3	5691	N	N	1016 272ND PL SE
006	869139	1200	11/13/03	\$480,000	3290	0	9	2003	3	6936	N	N	27214 SE 10TH ST
006	869139	1380	7/1/04	\$488,990	3290	0	9	2004	3	7372	N	N	27305 SE 10TH CT
006	869140	0530	8/2/04	\$637,990	3290	0	9	2004	3	7693	N	N	1314 275TH PL SE
006	869140	0600	8/13/04	\$593,000	3290	0	9	2004	3	7538	N	N	1319 275TH PL SE
006	869140	0670	5/28/04	\$580,000	3290	0	9	2004	3	7415	N	N	1112 274TH PL SE
006	869140	0700	5/6/04	\$577,990	3290	0	9	2004	3	7536	N	N	27402 SE 8TH PL
006	869140	0720	7/21/04	\$594,990	3290	0	9	2004	3	7193	N	N	1113 274TH PL SE
006	869139	0840	1/8/04	\$467,990	3290	0	9	2003	3	5466	N	N	909 273RD PL SE
006	869130	0610	5/14/03	\$507,000	3300	0	9	1996	3	13185	N	N	27410 SE 22ND WY
006	869139	0330	8/19/03	\$540,000	3320	0	9	2003	3	5509	N	N	906 274TH PL SE
006	869139	0330	6/14/04	\$559,000	3320	0	9	2003	3	5509	N	N	906 274TH PL SE
006	869139	0520	9/25/03	\$540,000	3320	0	9	2003	3	5000	N	N	916 SE 274TH WY
006	869140	0010	4/23/04	\$679,950	3330	0	9	2004	3	7809	N	N	1103 272ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 69
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	115090	0110	3/15/04	\$570,000	3340	0	9	2003	3	7113	N	N	24246 SE 47TH PL
006	869140	0180	3/26/04	\$619,000	3360	0	9	2003	3	7742	N	N	27223 SE 12TH PL
006	390490	2620	8/27/04	\$559,500	3390	0	9	1986	4	15920	N	N	24146 SE 45TH PL
006	869139	0030	7/9/03	\$595,000	3390	0	9	2003	3	7475	N	N	1006 275TH PL SE
006	869139	0230	8/1/03	\$560,000	3390	0	9	2002	3	6955	N	N	913 275TH PL SE
006	869140	0570	9/17/04	\$619,990	3420	0	9	2004	3	7151	N	N	1307 275TH PL SE
006	869140	0550	8/11/04	\$672,480	3440	0	9	2004	3	7475	N	N	1306 275TH PL SE
006	352730	0030	11/10/04	\$660,000	3450	0	9	2001	3	8443	N	N	24458 SE 46TH PL
006	869139	0130	6/24/03	\$585,990	3470	0	9	2003	3	10102	N	N	804 275TH PL SE
006	869131	0280	3/20/03	\$574,950	3480	0	9	1998	3	10375	N	N	2029 265TH AV SE
006	869139	0100	6/24/03	\$577,990	3490	0	9	2003	3	7436	N	N	816 275TH PL SE
006	115090	0020	10/6/03	\$530,000	3560	0	9	2003	3	7313	N	N	24237 SE 47TH PL
006	115090	0060	6/29/04	\$552,000	3560	0	9	2003	3	6187	N	N	24266 SE 47TH PL
006	115090	0090	2/6/04	\$574,000	3560	0	9	2003	3	6981	N	N	24252 SE 47TH PL
006	869139	0160	12/16/03	\$578,990	3590	0	9	2003	3	9685	N	N	809 275TH PL SE
006	869140	0030	1/27/04	\$613,778	3600	0	9	2003	3	8057	N	N	1111 272ND PL SE
006	869140	0520	6/17/04	\$638,990	3600	0	9	2004	3	8054	N	N	1318 275TH PL SE
006	869140	0140	5/13/04	\$619,560	3610	0	9	2004	3	10318	N	N	27212 SE 12TH PL
006	869140	0640	3/18/04	\$563,990	3620	0	9	2004	3	6898	N	N	1124 274TH PL SE
006	327693	0060	8/24/04	\$660,000	3620	0	9	1989	3	31621	N	N	2629 262ND PL SE
006	115090	0080	11/14/03	\$562,990	3710	0	9	2003	3	7491	N	N	24258 SE 47TH PL
006	869131	0310	8/3/04	\$659,700	3730	0	9	1999	3	12451	N	N	26450 SE 22ND ST
006	869136	0330	3/22/04	\$655,000	3730	0	9	2000	3	15616	N	N	1028 269TH AV SE
006	327693	0070	7/27/04	\$649,950	3750	0	9	1988	4	35062	N	N	2635 262ND PL SE
006	869138	0120	3/18/03	\$559,000	3750	0	9	2002	3	9178	N	N	26811 SE 18TH ST
006	869138	0100	1/21/03	\$565,000	3760	0	9	2002	3	8214	N	N	26803 SE 18TH ST
006	352730	0020	7/9/04	\$654,900	3770	0	9	2001	3	9603	N	N	24452 SE 46TH PL
006	352730	0100	7/26/03	\$568,751	3770	0	9	2001	3	8212	N	N	24451 SE 46TH PL
006	869138	0020	4/15/03	\$629,990	3830	0	9	2003	3	10086	N	N	26818 SE 22ND CT
006	869139	0060	6/23/03	\$629,950	3850	0	9	2003	3	7475	N	N	912 275TH PL SE
006	869139	0250	3/19/04	\$589,000	3850	0	9	2004	3	6955	N	N	1003 275TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	352730	0040	6/24/03	\$575,000	3910	0	9	2001	3	9475	N	N	24466 SE 46TH PL
006	869140	0540	8/18/04	\$657,990	3920	0	9	2004	3	7475	N	N	1310 275TH PL SE
006	869139	0080	9/24/03	\$591,990	3940	0	9	2003	3	7485	N	N	824 275TH PL SE
006	869140	0430	7/7/04	\$754,878	3980	0	9	2004	4	8518	N	N	27245 SE 13TH PL
006	352730	0090	8/12/03	\$615,000	4020	0	9	2001	3	8844	N	N	24457 SE 46TH PL
006	869139	0120	10/22/03	\$621,875	4030	0	9	2003	3	8410	N	N	808 275TH PL SE
006	869139	0170	8/27/03	\$547,000	4030	0	9	2003	3	9293	N	N	811 275TH PL SE
006	869139	0200	11/12/03	\$569,990	4030	0	9	2003	3	6914	N	N	821 275TH PL SE
006	115090	0010	4/12/04	\$589,990	4060	0	9	2003	3	9560	N	N	24231 SE 47TH PL
006	115090	0070	11/19/03	\$578,000	4060	0	9	2003	3	6301	N	N	24260 SE 47TH PL
006	869140	0660	6/1/04	\$588,990	4070	0	9	2004	3	6279	N	N	1116 274TH PL SE
006	869140	0690	6/1/04	\$605,990	4070	0	9	2004	3	10117	N	N	1101 274TH PL SE
006	869138	0110	7/21/03	\$560,000	4860	0	9	2003	3	8413	N	N	26807 SE 18TH CT
006	869138	0030	3/11/03	\$666,990	5020	0	9	2003	3	9041	N	N	26814 SE 22ND CT
006	115000	0820	11/17/03	\$452,900	2240	1340	10	1989	3	7649	N	N	4721 242ND AV SE
006	115000	0300	12/16/04	\$480,000	2270	0	10	1989	3	9847	N	N	4723 241ST AV SE
006	115000	0810	5/21/04	\$447,000	2270	0	10	1988	3	10550	N	N	24131 SE 47TH CT
006	115000	0020	6/28/04	\$462,900	2290	0	10	1988	3	12189	N	N	4673 238TH WY SE
006	115000	0450	10/27/03	\$404,950	2290	0	10	1987	3	7713	N	N	24008 SE 47TH ST
006	115000	0680	8/7/03	\$406,000	2300	0	10	1989	3	7846	N	N	24111 SE 46TH PL
006	115000	0050	3/16/04	\$455,000	2340	0	10	1987	3	15265	N	N	4689 238TH WY SE
006	115000	1160	5/19/03	\$424,950	2360	0	10	1988	3	9686	N	N	4641 240TH AV SE
006	115000	1060	7/7/03	\$424,900	2410	0	10	1988	3	9052	N	N	24022 SE 46TH PL
006	115000	0200	5/20/04	\$427,500	2420	0	10	1988	3	8244	N	N	24010 SE 47TH PL
006	115000	0270	9/18/03	\$416,000	2420	0	10	1987	3	9220	N	N	4707 241ST AV SE
006	115000	1200	4/28/03	\$419,000	2420	0	10	1989	3	7577	N	N	4640 239TH AV SE
006	115000	0880	4/20/04	\$435,000	2430	0	10	1988	3	7263	N	N	4639 242ND AV SE
006	869130	0340	11/4/04	\$550,000	2430	0	10	1998	3	12039	N	N	27317 SE 22ND WY
006	115000	0460	3/20/03	\$425,000	2440	0	10	1988	3	8476	N	N	24000 SE 47TH ST
006	869130	0810	8/18/04	\$555,000	2460	0	10	1996	3	11458	N	N	27205 SE 22ND WY
006	280600	0330	2/18/04	\$400,000	2460	0	10	1990	3	9431	N	N	3500 241ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327692	0060	8/27/04	\$444,000	2470	0	10	1988	3	35021	N	N	26651 SE 31ST ST
006	869135	0110	1/16/03	\$485,000	2480	0	10	1997	3	10336	N	N	1549 267TH PL SE
006	115000	0690	9/13/04	\$472,450	2530	0	10	1989	3	9064	N	N	24117 SE 46TH PL
006	864420	0350	11/4/03	\$530,000	2540	0	10	1989	3	23309	N	N	3341 263RD AV SE
006	115000	0080	1/28/04	\$433,000	2560	0	10	1988	3	10693	N	N	23823 SE 47TH PL
006	327692	0010	6/24/03	\$435,000	2620	0	10	1987	3	34009	N	N	26603 SE 31ST ST
006	869134	0040	10/20/04	\$559,900	2625	0	10	1999	3	10044	N	N	1925 264TH PL SE
006	115000	1260	9/22/04	\$535,000	2650	0	10	1988	3	10236	N	N	4601 239TH AV SE
006	869135	0070	7/9/04	\$529,900	2650	0	10	1997	3	9710	N	N	1522 267TH PL SE
006	869135	0070	4/30/03	\$470,000	2650	0	10	1997	3	9710	N	N	1522 267TH PL SE
006	115000	1130	7/28/03	\$439,000	2690	0	10	1989	3	10430	N	N	4623 240TH AV SE
006	327692	0660	3/10/04	\$495,000	2690	0	10	1987	3	39297	N	N	26401 SE 31ST ST
006	390509	0440	10/1/03	\$386,500	2750	0	10	1992	3	6055	N	N	4033 262ND AV SE
006	869131	1030	6/9/03	\$515,000	2750	0	10	1998	3	10251	N	N	2267 270TH CT SE
006	869131	0460	12/17/03	\$498,888	2760	0	10	1998	3	9600	N	N	2019 264TH PL SE
006	869135	0090	10/5/04	\$587,500	2786	0	10	1998	3	9657	N	N	1533 267TH PL SE
006	869133	0130	10/3/03	\$529,000	2810	0	10	1997	3	10986	N	N	1755 268TH PL SE
006	869130	0310	7/6/04	\$532,500	2840	0	10	1996	3	9617	N	N	2224 273RD CT SE
006	327692	0680	8/19/03	\$455,000	2850	0	10	1990	3	36887	N	N	26413 SE 31ST ST
006	115000	1240	3/4/04	\$420,000	2860	0	10	1988	3	7560	N	N	4608 239TH AV SE
006	115000	0720	6/14/04	\$462,500	2880	0	10	1988	3	10979	N	N	24131 SE 46TH PL
006	115000	0720	10/8/04	\$474,950	2880	0	10	1988	3	10979	N	N	24131 SE 46TH PL
006	869130	0670	4/21/04	\$530,000	2880	0	10	1996	3	10364	N	N	2150 272ND WY SE
006	712200	0100	6/16/04	\$570,000	2890	0	10	1989	3	17000	N	N	4438 238TH PL SE
006	115000	1040	7/16/03	\$459,500	2900	0	10	1989	3	8998	N	N	4639 241ST AV SE
006	115000	0760	12/2/04	\$545,000	2920	0	10	1989	3	8437	N	N	24126 SE 47TH CT
006	280600	0590	4/7/03	\$449,900	2950	0	10	1990	3	10404	N	N	3605 241ST AV SE
006	869130	1190	5/19/04	\$577,000	2970	0	10	1997	3	10519	N	N	27183 SE 26TH PL
006	869137	0150	6/17/03	\$534,700	2970	0	10	2002	3	6399	N	N	920 270TH PL SE
006	115000	0950	9/10/04	\$508,000	2980	0	10	1987	3	8540	N	N	4610 241ST AV SE
006	869136	0150	7/9/03	\$559,000	2990	0	10	2000	3	11358	N	N	1220 268TH WY SE

Improved Sales Used in this Annual Update Analysis
Area 69
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	327693	0280	3/9/04	\$589,000	3000	510	10	1988	3	38872	N	N	2624 260TH PL SE
006	280600	0460	1/22/04	\$484,810	3050	840	10	1990	3	11884	N	N	3233 241ST AV SE
006	869133	0560	6/17/03	\$595,000	3050	0	10	1998	3	12200	N	N	26619 SE 16TH CT
006	869133	0120	7/26/04	\$575,000	3070	0	10	1998	3	9600	N	N	1747 268TH PL SE
006	869136	0120	6/1/04	\$610,000	3070	0	10	1999	3	10114	N	N	1308 268TH WY SE
006	869130	1300	6/4/03	\$499,950	3110	0	10	1997	3	10196	N	N	27155 SE 27TH ST
006	327694	0020	6/23/03	\$573,700	3120	0	10	1998	3	15051	N	N	26523 SE 25TH ST
006	712200	0130	8/10/03	\$528,000	3120	0	10	1989	3	17000	N	N	23810 SE 45TH ST
006	869133	0410	7/22/04	\$568,000	3120	0	10	1997	3	11056	N	N	26608 SE 18TH ST
006	869136	0090	1/9/04	\$633,000	3190	0	10	1999	3	11283	N	N	26808 SE 14TH CT
006	864421	0020	2/2/04	\$546,500	3210	0	10	1993	3	10790	N	N	25739 SE 34TH ST
006	869137	0070	1/17/03	\$567,000	3230	0	10	2002	3	7424	N	N	1019 270TH PL SE
006	869131	1060	11/24/04	\$648,000	3250	0	10	1998	3	11184	N	N	2280 270TH CT SE
006	864421	0030	6/7/04	\$618,000	3290	0	10	1993	3	10272	N	N	25745 SE 34TH ST
006	869130	0750	6/12/03	\$525,000	3290	0	10	1997	3	9622	N	N	27100 SE 22ND WY
006	869130	0750	3/12/04	\$540,000	3290	0	10	1997	3	9622	N	N	27100 SE 22ND WY
006	009800	0600	5/25/04	\$830,950	3320	0	10	2004	3	14179	N	N	2407 277TH AV SE
006	869130	0470	6/13/03	\$586,300	3360	0	10	1996	3	11911	N	N	2227 275TH CT SE
006	869137	0140	1/23/03	\$565,950	3360	0	10	2002	3	6305	N	N	1002 270TH PL SE
006	869131	0120	11/9/04	\$645,000	3366	0	10	1999	3	9401	N	N	26902 SE 22ND WY
006	869136	0930	8/18/04	\$603,000	3370	0	10	1999	3	10226	N	N	1325 268TH WY SE
006	869137	0100	9/25/03	\$630,000	3390	0	10	2002	3	10149	N	N	1104 270TH PL SE
006	280600	0410	8/4/04	\$529,950	3400	0	10	1991	3	8595	N	N	3302 241ST AV SE
006	869131	0540	7/16/03	\$564,500	3400	0	10	1999	3	9810	N	N	26433 SE 22ND ST
006	869131	0540	7/23/04	\$619,000	3400	0	10	1999	3	9810	N	N	26433 SE 22ND ST
006	869133	0290	6/16/04	\$685,000	3430	0	10	1998	3	11538	N	N	1741 267TH CT SE
006	869133	0250	8/27/04	\$656,000	3440	0	10	1998	3	10037	N	N	1746 267TH CT SE
006	869136	0980	5/12/03	\$633,000	3440	0	10	1999	3	10363	N	N	1419 268TH WY SE
006	869136	0080	9/16/03	\$595,995	3460	0	10	1999	3	11381	N	N	26814 SE 14TH CT
006	869134	0150	3/17/04	\$629,000	3464	0	10	1999	3	10650	N	N	26510 SE 19TH CT
006	869131	0820	10/21/04	\$636,000	3478	0	10	1999	3	10163	N	N	26605 SE 22ND WY

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869130	0020	1/7/03	\$577,300	3500	0	10	1997	3	13920	Y	N	27207 SE 27TH ST
006	869131	0650	11/21/03	\$634,950	3500	0	10	1998	3	10455	N	N	2034 265TH AV SE
006	869131	0650	9/28/04	\$650,000	3500	0	10	1998	3	10455	N	N	2034 265TH AV SE
006	869137	0060	3/6/03	\$605,950	3510	0	10	2003	3	7353	N	N	1013 270TH PL SE
006	869130	0620	9/13/04	\$660,000	3520	0	10	1997	3	10403	N	N	27406 SE 22ND WY
006	869131	0680	8/4/04	\$622,000	3520	0	10	1998	3	10906	N	N	26501 SE 20TH PL
006	869133	0850	9/30/04	\$655,000	3520	0	10	1997	3	15237	N	N	26641 SE 15TH ST
006	869130	0360	2/4/04	\$625,000	3550	0	10	1997	3	10874	N	N	2219 274TH CT SE
006	869133	0050	12/3/04	\$650,000	3560	0	10	1998	3	9600	N	N	1764 268TH PL SE
006	869130	0040	6/14/04	\$691,000	3600	0	10	1997	3	13640	Y	N	27219 SE 27TH ST
006	327693	0460	10/3/03	\$575,000	3610	0	10	1989	3	35514	N	N	2719 266TH AV SE
006	869133	0710	2/18/03	\$539,950	3620	0	10	1997	3	10852	N	N	26607 SE 18TH ST
006	869134	0090	4/2/03	\$548,950	3620	0	10	1999	3	9641	N	N	1930 265TH AV SE
006	327694	0150	7/21/03	\$592,000	3630	0	10	1999	3	15341	N	N	26528 SE 25TH ST
006	869131	0520	1/23/04	\$630,000	3670	0	10	1998	3	10560	N	N	26417 SE 22ND ST
006	869131	0520	3/12/04	\$630,000	3670	0	10	1998	3	10560	N	N	26417 SE 22ND ST
006	869131	0630	9/22/04	\$684,000	3670	0	10	1998	3	11931	N	N	2050 265TH AV SE
006	869137	0250	6/20/03	\$650,000	3670	0	10	2003	3	9779	N	N	1006 270TH CT SE
006	327692	0320	10/26/04	\$627,000	3680	0	10	1989	3	29511	N	N	3027 263RD PL SE
006	869130	0110	5/20/04	\$654,800	3720	0	10	1996	3	9919	N	N	27226 SE 27TH ST
006	869136	0040	8/17/04	\$621,072	3720	0	10	1999	3	11087	N	N	26807 SE 14TH CT
006	869130	0080	5/21/03	\$595,000	3730	0	10	1996	3	16204	N	N	27239 SE 27TH ST
006	869136	0390	10/1/04	\$675,000	3730	0	10	2000	3	13624	N	N	910 269TH AV SE
006	712200	0190	6/17/04	\$600,000	3750	0	10	1989	3	19494	N	N	23829 SE 45TH ST
006	869131	0930	5/2/03	\$590,000	3771	0	10	1999	3	11456	N	N	2260 269TH AV SE
006	864420	0190	9/17/04	\$650,000	3780	0	10	1989	3	25046	N	N	3310 261ST AV SE
006	869131	1120	4/7/03	\$599,800	3840	0	10	1999	3	11843	N	N	26528 SE 20TH PL
006	869136	0470	12/24/03	\$700,000	3900	0	10	2000	3	11992	N	N	26802 SE 9TH WY
006	864421	0160	2/27/03	\$529,000	3940	0	10	1990	3	15867	N	N	3408 260TH CT SE
006	009800	0610	11/7/03	\$779,950	3950	0	10	2003	3	16680	N	N	2413 277TH AV SE
006	869133	0800	11/14/03	\$558,630	3950	0	10	1997	3	9966	N	N	26711 SE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869131	0590	12/30/03	\$625,000	3980	0	10	1999	3	9683	N	N	26511 SE 22ND ST
006	869138	0080	7/2/03	\$645,000	3990	0	10	2003	3	9819	N	N	26817 SE 22ND CT
006	869131	0050	10/2/03	\$729,000	4010	0	10	1998	3	12716	N	N	26974 SE 22ND WY
006	869131	0050	6/21/04	\$740,000	4010	0	10	1998	3	12716	N	N	26974 SE 22ND WY
006	869136	0710	9/18/03	\$689,000	4010	0	10	2000	3	10787	N	N	1124 268TH WY SE
006	869134	0120	6/4/04	\$790,000	4010	0	10	1999	3	13871	N	N	26521 SE 19TH CT
006	869130	0990	11/3/04	\$645,000	4050	0	10	1997	3	9885	N	N	27146 SE 25TH PL
006	009800	0770	9/4/03	\$760,000	4180	0	10	2003	3	14344	N	N	2439 279TH DR SE
006	009800	0800	2/19/03	\$745,000	4180	0	10	2003	3	17268	N	N	27824 SE 26TH WY
006	009800	0710	1/17/03	\$819,000	4210	0	10	2002	3	15566	Y	N	27713 SE 26TH WY
006	009800	0710	5/25/04	\$879,000	4210	0	10	2002	3	15566	Y	N	27713 SE 26TH WY
006	869130	1030	3/15/04	\$750,000	4250	0	10	1997	3	13437	N	N	27131 SE SE 25TH PL
006	009800	0010	8/18/03	\$850,000	4280	0	10	2002	3	13303	N	N	27803 SE 26TH WY
006	009800	0620	10/23/03	\$848,250	4280	0	10	2003	3	18723	N	N	2419 277TH AV SE
006	009800	0760	6/18/03	\$799,500	4320	0	10	2003	3	14912	N	N	2433 279TH DR SE
006	009800	0920	7/29/03	\$946,950	4380	0	10	2002	3	17122	Y	N	2412 277TH AV SE
006	009800	0840	9/3/04	\$1,029,000	4420	0	10	2004	3	15238	Y	N	27714 SE 26TH WY
006	009800	1040	11/4/04	\$999,000	4420	0	10	2004	3	12787	Y	N	27748 SE 24TH WY
006	009800	0700	2/13/03	\$859,950	4450	0	10	2002	3	20752	N	N	27707 SE 26TH WY
006	009800	0870	2/10/03	\$950,000	4460	0	10	2001	3	16271	Y	N	2442 277TH AV SE
006	009800	1090	9/4/03	\$1,050,000	4510	0	10	2003	3	15154	Y	N	27718 SE 24TH WY
006	009800	0640	2/13/04	\$900,000	4540	0	10	2003	3	19098	N	N	2431 277TH AV SE
006	009800	0750	10/19/04	\$905,000	4550	0	10	2004	3	15959	N	N	2429 279TH DR SE
006	009800	0070	2/11/03	\$874,690	4570	0	10	2002	3	20140	N	N	27909 SE 26TH ST
006	009800	0980	4/29/03	\$819,000	4570	0	10	2002	3	16219	N	N	2444 278TH CT SE
006	009800	0020	9/29/03	\$799,000	4580	0	10	2003	3	12946	N	N	27809 SE 26TH WY
006	009800	0340	5/17/04	\$860,000	4580	0	10	2004	3	16767	N	N	2058 277TH AV SE
006	009800	0370	12/10/04	\$879,900	4580	0	10	2004	3	13323	N	N	2040 277TH AV SE
006	009800	0860	7/30/03	\$875,000	4580	0	10	2003	3	16651	Y	N	2448 277TH AV SE
006	009800	0430	8/24/04	\$839,990	4600	0	10	2004	3	15725	N	N	2004 277TH AV SE
006	009800	0660	2/11/03	\$840,000	4600	0	10	2001	3	17566	N	N	2443 277TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 69
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	009800	0040	8/6/03	\$750,000	4600	0	10	2003	3	13019	N	N	27821 SE 26TH WY
006	009800	0090	7/19/04	\$845,000	4600	0	10	2004	3	20020	Y	N	2452 279TH DR SE
006	009800	0440	7/30/04	\$799,990	4600	0	10	2004	3	15738	N	N	2053 277TH AV SE
006	869136	0490	10/27/03	\$780,000	4610	0	10	2000	3	11676	N	N	26728 SE 9TH WY
006	009800	0110	3/25/03	\$1,095,000	4630	0	10	2003	3	16940	Y	N	2440 279TH DR SE
006	009800	0310	6/11/04	\$869,990	4630	0	10	2003	3	14205	N	N	2108 279TH DR SE
006	009800	0050	6/30/04	\$875,000	4640	0	10	2001	3	14868	Y	N	27827 SE 26TH WY
006	009800	0850	6/24/03	\$842,500	4700	0	10	2003	3	16352	Y	N	2454 277TH AV SE
006	009800	0810	7/6/04	\$980,000	4700	0	10	2001	3	16372	N	N	27816 SE 26TH WAY
006	009800	0120	12/26/03	\$1,135,000	4790	1520	10	2003	3	17474	Y	N	2434 279TH DR SE
006	009800	0320	7/28/04	\$948,490	4790	0	10	2003	3	20256	N	N	2070 277TH AV SE
006	009800	0390	11/29/04	\$919,000	4790	0	10	2004	3	14827	N	N	2028 277TH AV SE
006	009800	1140	7/14/04	\$1,059,000	4790	0	10	2004	3	23833	Y	N	2146 277TH AV SE
006	009800	0940	4/23/04	\$1,045,000	4870	0	10	2003	3	16550	N	N	27715 SE 24TH WY
006	009800	1010	3/26/03	\$860,000	4970	0	10	2003	3	17057	N	N	2426 278TH CT SE
006	009800	0830	7/11/03	\$798,865	4980	0	10	2001	3	14633	Y	N	27728 SE 26TH WY
006	009800	0420	9/23/04	\$875,990	5210	0	10	2004	3	13003	N	N	2010 277TH AV SE
006	864420	0080	11/17/04	\$619,900	2810	0	11	1989	3	21703	N	N	3219 263RD CT SE
006	869131	1070	7/13/04	\$639,000	3000	0	11	1999	3	11269	N	N	2274 270TH CT SE
006	864421	0530	9/3/03	\$585,000	3040	0	11	1990	3	12818	N	N	25741 SE 32ND PL
006	864421	0250	11/29/04	\$617,500	3100	0	11	1990	3	18474	N	N	3321 259TH PL SE
006	864422	0080	1/23/03	\$599,900	3180	0	11	1994	3	28670	N	N	3618 264TH AV SE
006	864420	0390	6/8/04	\$699,800	3220	0	11	1990	3	29759	N	N	3336 263RD AV SE
006	864420	0020	7/21/03	\$595,900	3310	0	11	1989	3	22901	N	N	26350 SE 33RD ST
006	864420	0020	1/22/04	\$595,900	3310	0	11	1989	3	22901	N	N	26350 SE 33RD ST
006	712200	0010	6/16/04	\$599,000	3350	0	11	1989	3	19438	N	N	23808 SE 44TH CT
006	864420	0280	8/15/03	\$625,000	3380	0	11	1989	3	22443	N	N	3414 262ND AV SE
006	864421	0430	9/12/03	\$604,950	3490	0	11	1991	3	13491	N	N	25716 SE 32ND PL
006	864421	0260	12/14/04	\$675,000	3690	0	11	1990	3	17996	N	N	3325 259TH PL SE
006	864420	0430	9/1/04	\$685,000	3700	0	11	1989	3	23317	N	N	26339 SE 33RD ST
006	869133	0980	8/12/03	\$751,250	4000	0	11	2001	3	11634	N	N	26555 SE 15TH ST

Improved Sales Used in this Annual Update Analysis
Area 69
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869133	0940	10/20/04	\$795,000	4050	0	11	2001	3	10088	N	N	SE 15TH ST
006	009800	0670	1/29/04	\$885,000	4080	0	11	2003	3	16658	N	N	2449 277TH AV SE
006	864421	0340	4/29/04	\$649,000	4130	0	11	1991	3	12411	N	N	3328 258TH AV SE
006	009800	0740	6/11/03	\$1,000,000	4380	0	11	2003	3	14925	N	N	27731 SE 26TH WY
006	009800	1020	6/25/03	\$850,000	4440	0	11	2002	3	15523	Y	N	2420 278TH CT SE
006	009800	1070	9/17/04	\$1,100,000	4610	0	11	2004	3	13252	Y	N	27730 SE 24TH WY
006	009800	0910	8/1/03	\$1,010,000	4880	0	11	2002	3	18515	Y	N	2418 277TH AV SE
006	009800	0400	11/23/04	\$925,000	5210	0	11	2004	3	17852	N	N	2022 277TH AV SE
006	009800	0780	2/24/03	\$829,990	5210	0	11	2002	3	16531	N	N	2445 279TH DR SE
006	009800	0140	7/12/04	\$1,239,000	5270	0	11	2003	3	23143	Y	N	27917 SE 24TH WY

Improved Sales Removed from this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	012406	9019	8/25/03	\$1,265,000	Diagnostic Outlier
005	012406	9035	10/28/03	\$329,000	ImpCountQUIT CLAIM DEED DORRatio
005	022406	9025	3/19/03	\$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	022406	9061	4/24/03	\$495,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND
005	022406	9102	6/17/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	022406	9160	4/23/04	\$383,500	RELOCATION - SALE BY SERVICE
005	022406	9160	4/23/04	\$383,500	RELOCATION - SALE TO SERVICE
005	022406	9172	6/4/03	\$328,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
005	030500	0270	11/15/03	\$422,500	RELOCATION - SALE BY SERVICE
005	030500	0270	11/15/03	\$422,500	RELOCATION - SALE TO SERVICE
005	030500	0320	9/8/03	\$149,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND
005	030501	0310	5/25/03	\$383,200	Diagnostic Outlier
005	032406	9036	12/14/04	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	032406	9063	2/23/04	\$321,000	Diagnostic Outlier
005	032406	9071	4/28/03	\$550,000	Diagnostic Outlier
005	032406	9089	10/8/04	\$1,255,000	Diagnostic Outlier
005	042406	9005	10/24/04	\$228,000	PrevImp<=10K
005	042406	9012	3/8/04	\$268,500	Diagnostic Outlier
005	042406	9013	7/27/04	\$780,000	PrevImp<=10K
005	042406	9068	12/21/04	\$560,000	Diagnostic Outlier
005	042406	9084	4/22/03	\$240,000	Diagnostic Outlier
005	042406	9167	9/4/03	\$675,000	Diagnostic Outlier
005	042406	9174	9/21/04	\$385,000	RELOCATION - SALE BY SERVICE
005	042406	9174	9/21/04	\$385,000	RELOCATION - SALE TO SERVICE
005	042406	9176	8/23/04	\$454,000	RELOCATION - SALE BY SERVICE
005	042406	9176	8/5/04	\$454,000	RELOCATION - SALE TO SERVICE
005	042406	9188	11/20/03	\$1,110,000	Diagnostic Outlier
005	042406	9199	4/20/04	\$729,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	042406	9218	6/15/04	\$284,950	Diagnostic Outlier
005	042406	9251	3/24/03	\$675,000	BANKRUPTCY - RECEIVER OR TRUSTEE;STMT TO DOR
005	054910	0110	5/20/03	\$500,000	Diagnostic Outlier
005	062940	0230	4/21/03	\$622,000	RELOCATION - SALE BY SERVICE
005	062940	0230	2/24/03	\$622,000	RELOCATION - SALE TO SERVICE
005	062940	0610	10/29/04	\$685,000	RELOCATION - SALE BY SERVICE
005	062940	0610	10/24/04	\$685,000	RELOCATION - SALE TO SERVICE
005	062941	0100	11/5/04	\$598,000	%Compl ActivePermitBeforeSale>25K
005	062941	0110	10/13/04	\$530,000	%Compl ActivePermitBeforeSale>25K
005	062941	0120	9/30/04	\$579,000	%Compl ActivePermitBeforeSale>25K
005	062941	0200	9/13/04	\$495,990	%Complete
005	062941	0230	5/3/04	\$732,990	Diagnostic Outlier
005	062941	0260	4/14/04	\$729,000	Diagnostic Outlier
005	062941	0270	4/1/04	\$695,000	Diagnostic Outlier
005	062941	0280	10/20/04	\$851,000	Diagnostic Outlier
005	062941	0290	10/27/03	\$780,000	Diagnostic Outlier
005	062960	0140	7/23/04	\$376,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	062960	0140	7/23/04	\$376,000	RELOCATION - SALE TO SERVICE
005	062980	0010	5/21/03	\$1,150,000	RELOCATION - SALE BY SERVICE
005	062980	0120	7/21/04	\$1,000,000	RELOCATION - SALE BY SERVICE
005	062980	0120	7/28/04	\$1,000,000	RELOCATION - SALE TO SERVICE; STMT TO DOR
005	062980	0180	9/21/04	\$1,050,000	Diagnostic Outlier
005	062980	0200	4/24/03	\$1,100,000	Diagnostic Outlier
005	062980	0270	4/19/04	\$1,260,000	RELOCATION - SALE BY SERVICE
005	062980	0270	4/19/04	\$1,260,000	RELOCATION - SALE TO SERVICE
005	062981	0290	4/7/03	\$530,200	BANKRUPTCY - RECEIVER OR TRUSTEE
005	062981	0490	10/8/03	\$517,750	RELOCATION - SALE BY SERVICE
005	062981	0490	10/8/03	\$517,750	RELOCATION - SALE TO SERVICE
005	062981	1320	3/20/03	\$414,900	Diagnostic Outlier
005	062981	1440	6/3/03	\$471,000	RELOCATION - SALE TO SERVICE
005	092406	9114	8/20/04	\$357,500	Diagnostic Outlier
005	092406	9210	12/8/04	\$569,000	Diagnostic Outlier
005	102406	9037	11/9/04	\$339,882	Diagnostic Outlier
005	102406	9049	4/10/03	\$287,500	Diagnostic Outlier
005	102406	9087	8/4/04	\$145,875	QUIT CLAIM DEED; RELATED PARTY, FRIEND
005	102406	9095	10/12/04	\$324,500	Diagnostic Outlier
005	102406	9116	2/4/04	\$276,407	GOVERNMENT AGENCY; CORRECTION DEED;
005	102406	9116	4/12/04	\$318,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	102406	9129	11/1/04	\$320,000	Diagnostic Outlier
005	112406	9032	5/23/03	\$700,000	Diagnostic Outlier
005	143758	0070	7/26/04	\$809,950	Diagnostic Outlier
005	143758	0090	11/30/04	\$829,000	%Compl ActivePermitBeforeSale>25K
005	143758	0120	10/20/03	\$225,000	DORRatio
005	143758	0150	7/15/04	\$824,950	Diagnostic Outlier
005	143758	0170	9/21/04	\$839,950	Diagnostic Outlier
005	143758	0180	12/22/04	\$850,000	Diagnostic Outlier
005	143758	0200	8/20/04	\$848,000	Diagnostic Outlier
005	143758	0210	9/17/04	\$895,000	Diagnostic Outlier
005	143758	0240	5/28/04	\$856,857	Diagnostic Outlier
005	143758	0250	11/11/03	\$240,000	DORRatio
005	143758	0260	3/1/04	\$280,000	PrevImp<=10K
005	143758	0280	6/17/04	\$265,000	PrevImp<=10K
005	143758	0290	12/22/04	\$829,800	%Compl ActivePermitBeforeSale>25K
005	143758	0300	12/13/04	\$781,800	%Compl ActivePermitBeforeSale>25K
005	143758	0340	6/2/04	\$896,223	Diagnostic Outlier
005	143758	0340	10/3/03	\$270,000	DORRatio
005	143758	0350	10/29/03	\$300,000	PrevImp<=10K
005	143758	0360	8/27/03	\$325,000	PrevImp<=10K
005	143758	0380	7/31/03	\$245,000	DORRatio
005	143758	0500	10/13/04	\$739,950	Diagnostic Outlier
005	143758	0510	7/8/04	\$819,000	Diagnostic Outlier
005	143758	0520	12/28/04	\$827,500	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	143758	0530	8/24/04	\$764,950	Diagnostic Outlier
005	143758	0610	10/21/04	\$749,950	Diagnostic Outlier
005	143758	0620	5/3/04	\$875,000	Diagnostic Outlier
005	217750	0146	6/18/03	\$24,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
005	217750	0195	9/23/03	\$489,950	%Compl ActivePermitBeforeSale>25K
005	217750	0395	8/25/03	\$600,000	Diagnostic Outlier
005	422125	0390	4/22/04	\$400,000	RELOCATION - SALE BY SERVICE
005	422125	0390	4/14/04	\$400,000	RELOCATION - SALE TO SERVICE
005	422127	0090	9/9/04	\$407,133	%Compl ActivePermitBeforeSale>25K
005	422127	0110	9/27/04	\$440,552	%Compl ActivePermitBeforeSale>25K
005	422127	0120	10/22/04	\$417,677	%Compl ActivePermitBeforeSale>25K
005	422127	0130	10/28/04	\$380,055	%Compl ActivePermitBeforeSale>25K
005	422127	0140	11/8/04	\$393,292	%Compl ActivePermitBeforeSale>25K
005	422127	0240	9/15/04	\$394,009	%Compl ActivePermitBeforeSale>25K
005	422127	0250	9/24/04	\$401,686	%Compl ActivePermitBeforeSale>25K
005	422127	0260	10/13/04	\$370,574	%Compl ActivePermitBeforeSale>25K
005	422127	0270	10/5/04	\$387,324	%Compl ActivePermitBeforeSale>25K
005	422127	0280	9/16/04	\$361,953	%Compl ActivePermitBeforeSale>25K
005	422127	0300	10/11/04	\$391,228	%Compl ActivePermitBeforeSale>25K
005	612700	0580	12/22/04	\$505,951	%Compl ActivePermitBeforeSale>25K
005	612700	0650	12/9/04	\$486,000	%Compl ActivePermitBeforeSale>25K
005	612700	0680	11/15/04	\$480,802	%Compl ActivePermitBeforeSale>25K
005	612700	0700	11/9/04	\$485,500	%Compl ActivePermitBeforeSale>25K
005	612700	0750	10/14/04	\$479,500	%Compl ActivePermitBeforeSale>25K
005	612700	0930	8/1/04	\$365,645	%Compl ActivePermitBeforeSale>25K
005	612700	1020	9/22/04	\$329,740	%Compl ActivePermitBeforeSale>25K
005	612701	0140	8/18/04	\$342,550	%Compl ActivePermitBeforeSale>25K
005	612701	0150	9/9/04	\$419,020	%Compl ActivePermitBeforeSale>25K
005	612701	0230	10/12/04	\$359,148	%Compl ActivePermitBeforeSale>25K
005	612701	0240	10/1/04	\$417,240	%Compl ActivePermitBeforeSale>25K
005	612701	0260	9/9/04	\$375,135	%Compl ActivePermitBeforeSale>25K
005	612701	1040	8/5/04	\$370,905	%Compl ActivePermitBeforeSale>25K
005	670587	0050	12/8/04	\$465,880	%Compl ActivePermitBeforeSale>25K
005	670587	0080	11/4/04	\$459,610	%Compl ActivePermitBeforeSale>25K
005	670587	0090	10/18/04	\$459,900	%Compl ActivePermitBeforeSale>25K
005	679020	0050	10/1/03	\$349,900	RELOCATION - SALE BY SERVICE
005	679020	0050	9/18/03	\$349,900	RELOCATION - SALE TO SERVICE
005	679070	0260	9/15/03	\$59,600	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
005	679070	0320	8/27/04	\$403,000	RELOCATION - SALE BY SERVICE
005	679095	0220	10/11/04	\$575,000	Diagnostic Outlier
005	679100	0850	1/8/03	\$295,000	Diagnostic Outlier
005	679100	0930	11/15/04	\$337,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	679100	1000	6/4/04	\$266,000	Diagnostic Outlier
005	679101	0290	12/15/04	\$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	679105	0010	6/11/03	\$485,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	679105	0010	6/11/03	\$485,000	RELOCATION - SALE TO SERVICE
005	679105	0350	4/8/04	\$530,000	RELOCATION - SALE BY SERVICE
005	679105	0350	3/17/04	\$530,000	RELOCATION - SALE TO SERVICE
005	679110	0480	6/24/04	\$555,000	Diagnostic Outlier
005	679120	0130	10/6/03	\$246,250	BANKRUPTCY - RECEIVER OR TRUSTEE
005	679120	0320	3/10/04	\$341,000	Diagnostic Outlier
005	679170	0070	3/5/04	\$350,000	Diagnostic Outlier
005	679510	0030	9/22/03	\$420,000	ImpCount
005	716760	0100	4/9/03	\$710,000	Diagnostic Outlier
005	716760	0110	5/16/03	\$725,000	Diagnostic Outlier
005	719780	0030	10/1/04	\$397,000	Diagnostic Outlier
005	719780	0130	8/11/03	\$296,950	Diagnostic Outlier
005	719780	0130	12/24/04	\$355,000	Diagnostic Outlier
005	719780	0180	10/28/04	\$390,000	Diagnostic Outlier
005	719780	0240	9/10/04	\$395,000	Diagnostic Outlier
005	719780	0260	8/3/04	\$351,000	Diagnostic Outlier
005	719780	0300	8/5/03	\$293,950	Diagnostic Outlier
005	719780	0400	8/23/04	\$399,999	Diagnostic Outlier
005	721572	0960	4/22/03	\$308,000	Diagnostic Outlier
005	721572	1640	9/26/03	\$354,000	RELOCATION - SALE BY SERVICE
005	721572	1640	9/26/03	\$354,000	RELOCATION - SALE TO SERVICE
005	721572	1820	5/22/03	\$343,000	RELOCATION - SALE BY SERVICE
005	721572	1820	5/19/03	\$343,000	RELOCATION - SALE TO SERVICE
005	721572	1980	5/18/04	\$370,000	RELOCATION - SALE BY SERVICE
005	721572	1980	5/18/04	\$370,000	RELOCATION - SALE TO SERVICE
005	721573	0090	12/23/03	\$470,000	RELOCATION - SALE BY SERVICE
005	721573	0090	12/23/03	\$470,000	RELOCATION - SALE TO SERVICE
005	721573	0320	11/18/03	\$479,500	RELOCATION - SALE BY SERVICE
005	721573	0530	7/20/04	\$485,000	RELOCATION - SALE TO SERVICE
005	721573	0550	1/20/04	\$480,000	RELOCATION - SALE BY SERVICE
005	721573	0550	1/20/04	\$480,000	RELOCATION - SALE TO SERVICE
005	721573	0810	12/2/03	\$324,900	RELOCATION - SALE BY SERVICE
005	721573	0810	12/2/03	\$324,900	RELOCATION - SALE TO SERVICE
005	730020	0100	3/21/03	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	752650	0020	12/8/04	\$805,000	PrevImp<=10K DORRatio
005	752650	0030	6/10/04	\$200,000	QUIT CLAIM DEED PrevImp<=10K
005	755960	0110	9/30/03	\$333,500	RELOCATION - SALE BY SERVICE
005	755960	0110	9/30/03	\$333,500	RELOCATION - SALE TO SERVICE
005	755960	0250	9/4/03	\$403,695	Diagnostic Outlier
005	769180	0110	10/12/04	\$524,990	Diagnostic Outlier
005	769180	0220	12/22/03	\$490,464	Diagnostic Outlier
005	769180	0230	4/25/03	\$503,000	Diagnostic Outlier
005	769180	0240	9/13/04	\$568,000	Diagnostic Outlier
005	769180	0240	2/4/03	\$480,874	Diagnostic Outlier
005	809980	0110	12/2/04	\$67,500	EXEMPT FROM EXCISE TAX; WARNINGS DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	809980	0260	6/11/03	\$246,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	809990	0070	4/28/03	\$200,000	Diagnostic Outlier
005	812010	0160	4/20/04	\$6,000	1031 TRADE DORRatio
005	864990	0160	6/29/04	\$490,000	RELOCATION - SALE BY SERVICE
005	864990	0160	6/7/04	\$490,000	RELOCATION - SALE TO SERVICE
005	865390	0020	8/24/04	\$505,000	RELOCATION - SALE BY SERVICE
005	865390	0020	8/11/04	\$505,000	RELOCATION - SALE TO SERVICE
005	957803	0170	12/10/04	\$482,350	%Compl ActivePermitBeforeSale>25K
006	009800	0030	7/30/03	\$803,000	Diagnostic Outlier
006	009800	0060	8/18/03	\$833,000	Diagnostic Outlier
006	009800	0080	10/27/03	\$869,990	Diagnostic Outlier
006	009800	0100	6/2/04	\$900,000	Diagnostic Outlier
006	009800	0330	4/23/04	\$895,990	Diagnostic Outlier
006	009800	0360	12/9/04	\$999,990	%Compl ActivePermitBeforeSale>25K
006	009800	0380	8/11/04	\$885,000	Diagnostic Outlier
006	009800	0510	11/18/04	\$1,100,000	%Compl ActivePermitBeforeSale>25K
006	009800	0560	6/2/04	\$788,657	Diagnostic Outlier
006	009800	0730	3/17/03	\$830,000	RELOCATION - SALE BY SERVICE
006	009800	0730	3/13/03	\$830,000	RELOCATION - SALE TO SERVICE
006	009800	0900	1/15/03	\$1,038,760	Diagnostic Outlier
006	009800	0930	10/29/03	\$1,065,000	ActivePermitBeforeSale>25K
006	009800	1020	3/26/04	\$849,900	RELOCATION - SALE BY SERVICE
006	009800	1020	12/1/03	\$849,900	RELOCATION - SALE TO SERVICE
006	009800	1100	11/3/03	\$1,005,000	%Compl ActivePermitBeforeSale>25K
006	009800	1220	3/3/04	\$832,000	PrevImp<=10K DORRatio
006	009802	0280	11/18/04	\$599,950	%Compl ActivePermitBeforeSale>25K
006	009802	0310	10/6/04	\$636,740	%Compl ActivePermitBeforeSale>25K
006	009802	0320	7/30/04	\$642,950	%Compl ActivePermitBeforeSale>25K
006	009802	0590	9/7/04	\$759,900	%Compl ActivePermitBeforeSale>25K
006	031840	0160	9/16/03	\$400,000	RELOCATION - SALE BY SERVICE
006	031840	0160	8/11/03	\$400,000	RELOCATION - SALE TO SERVICE
006	114960	0040	7/22/03	\$445,000	RELOCATION - SALE BY SERVICE
006	114960	0040	6/18/03	\$445,000	RELOCATION - SALE TO SERVICE
006	114960	0150	8/11/04	\$534,950	Diagnostic Outlier
006	115000	0850	6/16/03	\$374,900	RELOCATION - SALE BY SERVICE
006	115000	0850	6/16/03	\$374,900	RELOCATION - SALE TO SERVICE
006	115090	0040	1/21/04	\$570,000	%Compl ActivePermitBeforeSale>25K
006	122406	9046	1/31/03	\$270,000	Diagnostic Outlier
006	122406	9051	11/26/03	\$290,000	Diagnostic Outlier
006	152406	9044	5/6/04	\$600,000	Diagnostic Outlier
006	222406	9093	12/20/04	\$325,000	Diagnostic Outlier
006	280600	0170	9/19/03	\$447,000	Diagnostic Outlier
006	280600	0250	9/5/03	\$399,000	Diagnostic Outlier
006	280600	0610	3/8/04	\$450,000	RELOCATION - SALE BY SERVICE
006	280600	0610	3/8/04	\$450,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	327692	0080	7/21/04	\$675,000	Diagnostic Outlier
006	327692	0300	7/15/04	\$710,000	Diagnostic Outlier
006	327692	0500	7/22/04	\$687,000	Diagnostic Outlier
006	327693	0200	2/24/04	\$449,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	327693	0420	5/14/03	\$435,000	RELOCATION - SALE BY SERVICE
006	327693	0420	5/14/03	\$435,000	RELOCATION - SALE TO SERVICE
006	327694	0140	6/6/03	\$575,000	RELOCATION - SALE BY SERVICE
006	327694	0140	5/30/03	\$575,000	RELOCATION - SALE TO SERVICE
006	352730	0120	5/6/04	\$679,950	RELOCATION - SALE BY SERVICE
006	352730	0120	5/6/04	\$679,950	RELOCATION - SALE TO SERVICE
006	390490	0010	12/22/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	390490	1360	7/16/04	\$327,300	Diagnostic Outlier
006	390490	1490	10/14/04	\$320,000	Diagnostic Outlier
006	390490	1680	5/3/04	\$258,000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR
006	390490	2260	2/11/03	\$288,900	RELOCATION - SALE TO SERVICE
006	390490	2560	4/17/03	\$338,500	Diagnostic Outlier
006	390490	2620	8/23/04	\$559,500	RELOCATION - SALE TO SERVICE
006	390491	0070	7/2/04	\$108,205	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	390491	0550	6/17/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	390491	0680	5/29/03	\$300,000	Diagnostic Outlier
006	390491	0760	12/15/04	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	390492	0020	5/4/04	\$352,000	RELOCATION - SALE BY SERVICE
006	390492	0020	5/3/04	\$352,000	RELOCATION - SALE TO SERVICE
006	390492	0470	3/14/03	\$281,057	Diagnostic Outlier
006	390493	0030	7/9/04	\$420,000	RELOCATION - SALE BY SERVICE
006	390493	0030	7/9/04	\$420,000	RELOCATION - SALE TO SERVICE
006	390496	0140	5/29/03	\$321,500	RELOCATION - SALE BY SERVICE
006	390496	0140	5/29/03	\$321,500	RELOCATION - SALE TO SERVICE
006	390496	0760	5/22/03	\$364,950	RELOCATION - SALE BY SERVICE
006	390496	0760	5/22/03	\$364,950	RELOCATION - SALE TO SERVICE
006	390496	0940	2/25/03	\$397,000	RELOCATION - SALE BY SERVICE
006	390496	0940	2/25/03	\$397,000	RELOCATION - SALE TO SERVICE
006	390500	0040	7/2/04	\$520,590	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
006	390500	0610	4/8/03	\$415,000	RELOCATION - SALE BY SERVICE
006	390500	0610	4/8/03	\$415,000	RELOCATION - SALE TO SERVICE
006	390508	0370	8/19/04	\$387,000	RELOCATION - SALE BY SERVICE
006	390508	0370	8/19/04	\$387,000	RELOCATION - SALE TO SERVICE
006	390508	1340	6/16/03	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	390510	0300	7/7/03	\$319,000	RELOCATION - SALE BY SERVICE
006	390510	0300	10/14/04	\$344,950	RELOCATION - SALE BY SERVICE
006	390510	0300	7/7/03	\$319,000	RELOCATION - SALE TO SERVICE
006	390510	0300	9/28/04	\$344,150	RELOCATION - SALE TO SERVICE
006	390510	0800	6/10/03	\$325,000	RELOCATION - SALE BY SERVICE
006	390510	0800	6/10/03	\$325,000	RELOCATION - SALE TO SERVICE
006	390510	1000	6/4/04	\$350,000	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	390510	1000	6/4/04	\$350,000	RELOCATION - SALE TO SERVICE
006	390512	0090	6/26/03	\$388,000	RELOCATION - SALE BY SERVICE
006	390512	0090	6/26/03	\$394,950	RELOCATION - SALE TO SERVICE
006	679115	0160	11/6/03	\$430,000	Diagnostic Outlier
006	712200	0170	3/18/03	\$448,500	Diagnostic Outlier
006	807835	0180	6/2/04	\$380,000	RELOCATION - SALE BY SERVICE
006	807835	0180	1/11/04	\$380,000	RELOCATION - SALE TO SERVICE
006	807835	0320	6/25/04	\$388,000	RELOCATION - SALE BY SERVICE
006	807835	0320	6/8/04	\$388,000	RELOCATION - SALE TO SERVICE
006	807836	0130	5/30/03	\$352,000	RELOCATION - SALE BY SERVICE
006	807836	0130	3/21/03	\$352,000	RELOCATION - SALE TO SERVICE
006	807838	0090	11/11/04	\$409,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	807838	0190	12/17/03	\$398,000	RELOCATION - SALE BY SERVICE
006	807838	0190	12/17/03	\$398,000	RELOCATION - SALE TO SERVICE
006	807838	0330	4/7/03	\$379,000	RELOCATION - SALE BY SERVICE
006	807838	0330	1/5/03	\$390,000	RELOCATION - SALE TO SERVICE
006	807839	0030	7/15/04	\$442,411	RELOCATION - SALE BY SERVICE
006	807839	0030	7/15/04	\$442,411	RELOCATION - SALE TO SERVICE
006	864421	0640	9/3/03	\$560,000	RELOCATION - SALE BY SERVICE
006	864421	0640	9/3/03	\$560,000	RELOCATION - SALE TO SERVICE
006	864422	0150	3/13/03	\$582,500	RELOCATION - SALE BY SERVICE
006	864422	0150	3/13/03	\$582,500	RELOCATION - SALE TO SERVICE
006	864422	0240	8/27/04	\$887,000	Diagnostic Outlier
006	869130	0030	1/15/03	\$570,000	RELOCATION - SALE BY SERVICE
006	869130	0030	1/15/03	\$570,000	RELOCATION - SALE TO SERVICE
006	869130	0310	5/22/03	\$45,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	869130	1040	1/29/03	\$560,000	RELOCATION - SALE BY SERVICE
006	869130	1040	1/29/03	\$560,000	RELOCATION - SALE BY SERVICE
006	869130	1110	3/4/04	\$634,950	RELOCATION - SALE BY SERVICE
006	869130	1110	3/4/04	\$634,950	RELOCATION - SALE TO SERVICE
006	869131	0220	4/4/03	\$554,000	Diagnostic Outlier
006	869131	0350	9/1/04	\$629,000	RELOCATION - SALE BY SERVICE
006	869131	0350	8/27/04	\$629,000	RELOCATION - SALE TO SERVICE
006	869131	0510	3/13/03	\$156,899	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	869131	0580	3/10/03	\$560,000	RELOCATION - SALE BY SERVICE
006	869133	0130	8/23/03	\$529,000	RELOCATION - SALE TO SERVICE
006	869133	0330	11/7/03	\$607,900	RELOCATION - SALE BY SERVICE
006	869133	0330	10/27/03	\$590,000	RELOCATION - SALE TO SERVICE
006	869133	0590	10/21/03	\$515,000	RELOCATION - SALE BY SERVICE
006	869133	0590	10/21/03	\$515,000	RELOCATION - SALE TO SERVICE
006	869135	0120	2/17/04	\$490,000	RELOCATION - SALE BY SERVICE
006	869135	0120	2/17/04	\$490,000	RELOCATION - SALE TO SERVICE
006	869136	0120	12/7/04	\$615,000	RELOCATION - SALE BY SERVICE
006	869136	0120	12/7/04	\$615,000	RELOCATION - SALE TO SERVICE
006	869136	0260	3/25/04	\$294,117	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	869136	0830	10/1/03	\$715,000	RELOCATION - SALE BY SERVICE
006	869136	0830	9/15/03	\$715,000	RELOCATION - SALE TO SERVICE
006	869136	0940	8/23/04	\$694,000	RELOCATION - SALE BY SERVICE
006	869136	0940	8/14/04	\$694,000	RELOCATION - SALE TO SERVICE
006	869137	0190	4/12/04	\$573,000	RELOCATION - SALE BY SERVICE
006	869137	0190	3/30/04	\$573,000	RELOCATION - SALE TO SERVICE
006	869137	0440	6/18/04	\$539,900	RELOCATION - SALE BY SERVICE
006	869137	0440	6/18/04	\$539,900	RELOCATION - SALE TO SERVICE
006	869137	0480	8/13/04	\$532,900	%Compl ActivePermitBeforeSale>25K
006	869139	0310	12/23/03	\$421,950	Diagnostic Outlier
006	869139	0610	7/23/04	\$539,950	%Compl ActivePermitBeforeSale>25K
006	869139	0660	8/6/04	\$590,950	%Compl ActivePermitBeforeSale>25K
006	869139	0670	8/23/04	\$582,709	%Compl ActivePermitBeforeSale>25K
006	869139	0780	11/26/04	\$532,950	%Compl ActivePermitBeforeSale>25K
006	869139	0800	10/26/04	\$577,785	%Compl ActivePermitBeforeSale>25K
006	869139	0890	9/24/03	\$450,000	Diagnostic Outlier
006	869139	0910	9/11/03	\$460,000	Diagnostic Outlier
006	869139	0930	6/24/03	\$459,990	Diagnostic Outlier
006	869139	0960	8/4/04	\$540,000	RELOCATION - SALE BY SERVICE
006	869139	0960	7/17/04	\$540,000	RELOCATION - SALE TO SERVICE
006	869139	1160	3/29/04	\$475,000	RELOCATION - SALE BY SERVICE
006	869139	1160	12/6/03	\$475,000	RELOCATION - SALE TO SERVICE
006	869139	1220	7/22/04	\$479,900	Diagnostic Outlier
006	869139	1230	3/4/04	\$465,000	Diagnostic Outlier
006	869139	1240	5/19/04	\$454,990	Diagnostic Outlier
006	869139	1250	3/5/04	\$463,000	Diagnostic Outlier
006	869139	1350	5/4/04	\$468,000	Diagnostic Outlier
006	869139	1400	5/4/04	\$488,990	Diagnostic Outlier
006	869139	1440	3/15/04	\$488,990	Diagnostic Outlier
006	869140	0060	11/30/04	\$569,000	%Compl ActivePermitBeforeSale>25K
006	869140	0070	8/25/04	\$685,000	%Compl ActivePermitBeforeSale>25K
006	869140	0090	10/8/04	\$657,302	%Compl ActivePermitBeforeSale>25K
006	869140	0100	8/12/04	\$580,000	%Compl ActivePermitBeforeSale>25K
006	869140	0110	11/1/04	\$587,028	%Compl ActivePermitBeforeSale>25K
006	869140	0120	7/14/04	\$597,000	%Compl ActivePermitBeforeSale>25K
006	869140	0170	7/14/04	\$593,751	%Complete
006	869140	0190	10/8/04	\$678,500	%Compl ActivePermitBeforeSale>25K
006	869140	0210	9/9/04	\$625,855	%Compl ActivePermitBeforeSale>25K
006	869140	0260	9/14/04	\$588,424	%Compl ActivePermitBeforeSale>25K
006	869140	0270	9/1/04	\$634,809	%Compl ActivePermitBeforeSale>25K
006	869140	0360	10/6/04	\$750,950	%Compl ActivePermitBeforeSale>25K
006	869140	0400	8/24/04	\$750,000	%Complete
006	869140	0580	10/21/04	\$630,000	%Complete
006	869140	0590	11/30/04	\$563,000	%Compl ActivePermitBeforeSale>25K
006	869140	0610	9/21/04	\$639,242	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis
Area 69
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	869140	0620	8/18/04	\$594,990	%Compl ActivePermitBeforeSale>25K
006	869140	0630	8/18/04	\$579,991	%Compl ActivePermitBeforeSale>25K
006	869140	0680	7/13/04	\$578,990	%Compl ActivePermitBeforeSale>25K
006	869140	0680	11/19/04	\$649,000	%Compl ActivePermitBeforeSale>25K
006	869140	0730	10/1/04	\$600,000	%Compl ActivePermitBeforeSale>25K
006	869140	0740	10/18/04	\$549,990	%Compl ActivePermitBeforeSale>25K
006	869140	0750	9/13/04	\$582,990	%Compl ActivePermitBeforeSale>25K
006	869140	0760	10/14/04	\$653,990	%Compl ActivePermitBeforeSale>25K
006	869140	0770	12/8/04	\$589,990	%Compl ActivePermitBeforeSale>25K
006	869140	0790	9/16/04	\$594,990	%Compl ActivePermitBeforeSale>25K
006	869140	0800	12/1/04	\$659,990	%Compl ActivePermitBeforeSale>25K
006	869140	0810	9/15/04	\$591,990	%Compl ActivePermitBeforeSale>25K
006	869141	0100	11/29/04	\$535,000	%Compl ActivePermitBeforeSale>25K
006	869141	0110	12/8/04	\$529,950	%Compl ActivePermitBeforeSale>25K
006	869141	0170	12/28/04	\$540,990	%Compl ActivePermitBeforeSale>25K
006	869141	0190	12/21/04	\$559,990	%Compl ActivePermitBeforeSale>25K
006	869141	0200	12/16/04	\$520,000	%Compl ActivePermitBeforeSale>25K
006	869141	0320	12/20/04	\$607,048	%Compl ActivePermitBeforeSale>25K

Vacant Sales Used in this Annual Update Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	012406	9039	9/25/03	\$149,000	25700	N	N
005	022406	9018	8/8/03	\$115,000	15000	N	N
005	042406	9007	8/10/04	\$200,000	147002	N	N
005	042406	9168	3/23/04	\$124,950	121532	N	N
005	042406	9170	3/3/04	\$238,000	246549	N	N
005	092406	9300	7/8/03	\$685,000	75794	Y	Y
005	112406	9072	7/24/03	\$363,000	55010	N	N
005	352506	9039	5/21/04	\$25,000	51836	N	N
005	752650	0080	11/1/04	\$227,325	8752	N	N
006	142406	9070	6/3/03	\$85,000	28000	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	022406	9024	3/19/03	\$350,000	NoYB/ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	022406	9048	5/15/03	\$50,000	NoYB/ PrevImp<=10K/ DORRatio/
005	062980	0480	12/23/03	\$500,000	NoYB/ PrevImp<=10K/
005	102406	9210	2/10/03	\$155,000	DORRatio/
005	143758	0270	7/13/04	\$132,314	NoYB/ PrevImp<=10K/
005	143758	0370	3/10/04	\$335,000	NoYB/ PrevImp<=10K/
005	144160	0010	10/4/04	\$460,000	NoYB/ PrevImp<=10K/
005	144160	0040	4/7/04	\$229,500	NoYB/ PrevImp<=10K/
005	352506	9038	5/27/04	\$190,000	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	422125	0010	12/20/04	\$418,472	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	422127	0160	11/9/04	\$402,801	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	422127	0170	11/22/04	\$384,846	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	422127	0180	12/15/04	\$360,415	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	422127	0200	12/3/04	\$388,968	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	0530	12/28/04	\$513,211	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	0870	11/15/04	\$502,914	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	0920	11/30/04	\$337,622	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	0950	10/12/04	\$337,585	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	0960	11/19/04	\$340,785	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	0970	10/25/04	\$330,693	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	1010	12/16/04	\$343,482	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	1050	11/9/04	\$319,486	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612700	1130	12/1/04	\$345,899	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0010	10/14/04	\$309,900	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0080	12/10/04	\$394,101	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0090	11/22/04	\$369,915	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0120	12/1/04	\$345,268	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0190	12/16/04	\$344,517	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0250	12/9/04	\$344,720	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0270	10/22/04	\$380,561	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	612701	0300	12/9/04	\$359,520	NoYB/ PrevImp<=10K/ ActivePermitBeforeSale>25K/
005	716760	0010	2/13/03	\$162,000	DORRatio/
005	752650	0040	7/20/04	\$290,000	NoYB/ PrevImp<=10K/
005	752650	0070	5/4/04	\$300,000	NoYB/ PrevImp<=10K/
005	752650	0080	6/1/04	\$220,000	NoYB/ PrevImp<=10K/
005	957803	0080	6/14/04	\$160,000	CORPORATE AFFILIATES;/ DORRatio/
005	957803	0090	3/9/04	\$160,000	STATEMENT TO DOR;/ DORRatio/
006	009800	0280	12/15/03	\$905,600	NoYB/QUIT CLAIM DEED; RELATED PARTY, FRIEND
006	009800	0280	12/15/03	\$905,600	NoYB/ PrevImp<=10K/ DORRatio/
006	062407	9018	8/29/03	\$100,000	NoYB/ TIMBER AND FOREST LAND;
006	869140	0330	10/28/04	\$217,500	PrevImp<=10K/



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr